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CORPORATION NAME(S) AND DOCUMENT NUMBER(S) (if known):

California Mall Condominium Assoc Inc.

☐ Walk In

☐ Pick Up Time

☒ Certified Copy

☐ Mail Out

☐ Certificate of Status

☐ Will Wait

☐ Certificate of Good Standing

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☐ ARTICLES ONLY

☐ ALL CHARTER DOCS

NEW FILINGS	
<input type="checkbox"/> Profit	
<input checked="" type="checkbox"/> Non Profit	
<input type="checkbox"/> Limited Liability	
<input type="checkbox"/> Domestication	
<input type="checkbox"/> Other	

AMENDMENTS	
<input type="checkbox"/> Amendment	
<input type="checkbox"/> Resignation of R.A. Officer/Director	
<input type="checkbox"/> Change of Registered Agent	
<input type="checkbox"/> Dissolution/Withdrawal	
<input type="checkbox"/> Merger	

OTHER FILINGS	
<input type="checkbox"/> Annual Report	
<input type="checkbox"/> Fictitious Name	
<input type="checkbox"/> Name Reservation	

REGISTRATION/QUALIFICATION	
<input type="checkbox"/> Foreign	
<input type="checkbox"/> Limited Partnership	
<input type="checkbox"/> Reinstatement	
<input type="checkbox"/> Trademark	
<input type="checkbox"/> Other	

☐ Certificate of FICTITIOUS NAME

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FILED  
99 AUG 17 PM 5:09  
SECRETARY OF STATE  
TALLAHASSEE, FLORIDA  
RECEIVED  
99 AUG 17 PM 4:19  
DEPARTMENT OF STATE  
DIVISION OF CORPORATIONS  
TALLAHASSEE, FLORIDA

ajc 8/17

Ordered By:

ARTICLES OF INCORPORATION  
OF  
CALIFORNIA MALL CONDOMINIUM ASSOCIATION, INC.

The undersigned natural person competent to contract, acting as incorporator of a corporation not for profit under Chapter 617 of the Florida Statutes, hereby adopts the following articles of incorporation.

Article I  
Name

The name of this corporation is **CALIFORNIA MALL CONDOMINIUM ASSOCIATION, INC.**

Article II  
Purposes

The purposes and objects of the corporation are such as are authorized under Chapter 617 of the Florida Statutes and include providing for the maintenance, preservation, administration, and management of **CALIFORNIA MALL CONDOMINIUM**, a condominium under the Florida Condominium Act pursuant to a declaration of condominium recorded among the public records of Lee County, Florida.

The corporation is organized and operated solely for administrative and managerial purposes. It is not intended that the corporation show any net earnings, but no part of any net earnings that do occur shall inure to the benefit of any private member. If, in any taxable year, the net income of the corporation from all sources other than casualty insurance proceeds and other nonrecurring items exceeds the sum of (1) total common expenses for which payment has been made or liability incurred within the taxable year, and (2) reasonable reserves for common expenses and other liabilities in the next succeeding taxable year, such excess shall be held by the corporation and used to reduce the amount of assessments that would otherwise be required in the following year. For such purposes, each unit owner will be credited with the portion of any excess that is proportionate to his or her interest in the common elements of the condominium.

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Article III  
Members

Each condominium unit shall have appurtenant thereto a membership in the corporation, which membership shall be held by the person or entity, or in common by the persons or entities owning such unit, except that no person or entity holding title to a unit as security for performance of an obligation shall acquire the membership appurtenant to such unit by virtue of such title ownership. In no event may any membership be severed from the unit to which it is appurtenant.

Each membership in the corporation shall entitle the holder or holders thereof to exercise that proportion of the total voting power of the corporation corresponding to the proportionate undivided interest in the common elements appurtenant to the unit to which such membership corresponds, as established in the declaration.

Article IV  
Registered Agent, Initial Registered Office  
Principal Place of Business and Mailing Address

The Registered Agent and the street address of the initial Registered Office of California Mall Condominium Association, Inc., shall be:

John M. Morgan  
302 Lee Boulevard, Suite 102  
Lehigh Acres, Florida 33936

The principal place of business and the mailing address of California Mall Condominium Association, Inc. in the State of Florida shall be:

801 West Leeland Heights Boulevard  
Lehigh Acres, Florida 33936

The Board of Directors from time to time may move the Registered Office to any other address in the State of Florida.

Article V  
Incorporators

The name and address of the incorporator of the corporation is as follows:

John M. Morgan  
302 Lee Boulevard, Suite 102  
Lehigh Acres, Florida 33936

Article VI  
Directors

The number of persons constituting the first board of directors is three (3). The names and addresses of the directors who are to serve until the first annual meeting of the members or until their successors are elected and qualified are:

John M. Morgan	Ulla Masuda
302 Lee Boulevard, Suite 102	801 W. Leeland Heights Blvd
Lehigh Acres, Florida 33936	Lehigh Acres, Florida 33936

Sharon Reynolds  
801 W. Leeland Heights Blvd  
Lehigh Acres, Florida 33936

Article VII  
Officers

The affairs of the corporation are to be managed by a president, vice president, secretary, and treasurer who will be accountable to the board of administration. Officers will be elected annually in the manner set forth in the bylaws.

The names of the officers who are to serve until the first election of officers are as follows:

Sharon Reynolds	President
Ulla Masuda	Vice President
John M. Morgan	Secretary/Treasure

## Article VIII

### Bylaws

Bylaws regulating operation of the corporation are annexed to the declaration. The bylaws may be amended by the first board of directors until the first annual meeting of members. Thereafter, the bylaws shall be amended by the members in the manner set forth in the bylaws.

## Article IX

### Powers of Corporation

To manage, maintain and preserve the CALIFORNIA MALL CONDOMINIUM, the corporation may:

(1) Exercise all of the powers and perform all of the duties of the association as set forth in the declaration of condominium and in the bylaws attached thereto, as those documents may from time to time be amended.

(2) Determine, levy, collect, and enforce payment by any lawful means of all assessments for common charges, and pay such common charges as the same become due.

(3) Engage the services of a professional corporate management agent and delegate to such agent any of the powers or duties granted to the association of unit owners under the declaration or bylaws other than the power to engage or discharge such agent; the power to adopt, amend and repeal the provisions thereof, or of the declaration, bylaws, or rules and regulations of the condominium.

(4) Take and hold by lease, gift, purchase, devise or bequest any property, real or personal, including any unit in the condominium, borrow money and mortgage any such property to finance the acquisition thereof on an affirmative vote of all members, and transfer, lease, and convey any such property.

(5) Dedicate or otherwise transfer all or any portion of the common areas to any municipality, public agency, authority or utility on an affirmative vote of all members.

(6) Have and exercise any and all rights, privileges and powers which may be held or exercised by corporations not for profit generally under Chapter 617 of the Florida Statutes, or by associations of unit owners under the Condominium Act.

(7) Maintain the Common Surface Water Management System so it remains functional, as designed, at all times and otherwise as may be required.

#### Article X Dissolution

This corporation may be dissolved at any time with the written consent of all the members thereto. On dissolution, the assets of the corporation shall be dedicated to an appropriate municipality, public agency or authority to be used for purposes similar to those for which the corporation is organized. In the event such dedication is not accepted, such assets shall be conveyed or assigned to any nonprofit corporation, association, or other organization devoted to purposes similar to those for which this corporation is organized.

In witness whereof, we, the undersigned, being the incorporators of this corporation, have, for the purpose of forming this nonprofit corporation under the laws of the State of Florida, executed these articles of incorporation on August 10<sup>th</sup>, 1999.

  
\_\_\_\_\_  
John M. Morgan  
Incorporator

August 11, 1999


To: The Department of State  
Tallahassee, Florida 32304

**Certificate Designating Place Of  
Business Or Domicile  
For The Service Of Process Within Florida  
Naming Agent Upon Whom Process May Be Served**

In compliance with Section 607.325 of the Florida General Corporation Act, the following is submitted:


CALIFORNIA MALL CONDOMINIUM ASSOCIATION, INC., with its place of business at 801 West Leeland Heights Boulevard, Lehigh Acres, Florida 33936 has named John M. Morgan, located at 302 Lee Boulevard, Suite 102, Lehigh Acres, Florida 33936, as its agent to accept service of process within the State of Florida.

Dated the 10th of August, 1999.

  
\_\_\_\_\_  
John M. Morgan  
Incorporator

Having been named to accept service of process for the above stated corporation, at the place designated in this certificate, I hereby agree to act in this capacity, and I further agree to comply with the provisions of all statutes relative to the proper and complete performance of my duties, and I accept the duties and obligations of Section 607.325 of the Florida General Corporation Act.

Dated the 10th of August, 1999

  
\_\_\_\_\_  
John M. Morgan  
Registered Agent

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SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

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