

State of Florida

Department of State



I, Tom Adams, Secretary of State of the State of Florida,
Do Hereby Certify That the following is a true and correct copy of

Certificate of Incorporation
of

COUNTRY CLUB GARDENS CONDOMINIUM, INC.

a corporation not for profit organized and existing under the Laws of the
State of Florida, filed on the 26th day of June,
A.D., 19 70, as shown by the records of this office.

Given under my hand and the Great Seal of the
State of Florida, at Tallahassee, the Capital,
this the 29th day of June,
A.D. 19 70.



Tom Adams
Secretary of State

REC: 625 186

ARTICLES OF INCORPORATION

OF

COUNTRY CLUB GARDENSCONDOMINIUM, INC.
A Non-Profit Florida Corporation

FILED
JUN 26 11 32 AM '70

WE, the undersigned, acknowledge and file in the Office of the Secretary of State of the State of Florida, for the purpose of forming a non-profit corporation in accordance with the laws of the State of Florida, these Articles of Incorporation as by law provided.

ARTICLE I

The name of this Corporation shall be COUNTRY CLUB GARDENSCONDOMINIUM, INC. and the principal office shall be in Lehigh Acres, Lee County, Florida.

ARTICLE II

The purposes for which this corporation is formed are as follows:

A. To provide an entity or an association as defined in the Condominium Act of the State of Florida, Chapter 711, Florida Statutes 1965, for the condominium to be erected upon lands located in the County of Lee and State of Florida, described in the Schedule annexed hereto and made a part hereof and identified as Schedule A, and as such, to establish and collect assessments from the unit owners and members for the purpose of operating, maintaining, repairing, improving and administering the condominium property and to perform the acts and duties desirable for condominium home management for the units and common elements.

B. To adopt By-Laws for the operation of the condominium property, providing for the form of administration and rules and regulations for governing the association.

To accomplish the foregoing purposes, the corporation shall have all corporate powers permitted under Florida Law, including the capacity to contract, bring suit and be sued, and those provided by the "Condominium Act".

EXHIBIT IV

ARTICLE III

Section 1 All unit owners of a condominium parcel shall automatically be members, and each membership shall automatically terminate when a unit owner no longer owns a unit. Voting may be in person or by written proxy and a corporation may hold membership and may vote through an authorized officer or by written proxy.

Section 2 There shall be no more than 36 voting members at any one time. The owner of a condominium unit or parcel in the condominium property shall be entitled to cast one (1) vote at all meetings of the members of the Association.

A corporation or any individual with an interest in more than one (1) unit may be designated the voting member for each unit in which he owns an interest.

ARTICLE IV

This corporation shall have perpetual existence, unless the condominium is terminated pursuant to the provisions of Section 16 or 17 of Chapter 711, Florida Statutes, 1965, and in the event of such termination, this corporation shall be dissolved pursuant to Chapter 617.05, Florida Statutes as Amended, Laws of 1959, or other applicable dissolution Statutes as the time of dissolution.

ARTICLE V

The names and residences of the subscribers are as follows:

<u>Name</u>	<u>Residence</u>
GERALD H. GOULD	3 David Avenue Lehigh Acres, Florida
GEORGE LAVAC	711 Shadyside Street Lehigh Acres, Florida
ARTHUR KESSLER	505 Oregon Road Lehigh Acres, Florida

ARTICLE VI

Section 1 The affairs and property of this corporation shall be managed and governed by a Board of Directors comprised of not less than three (3), nor more than seven (7) persons.

Section 2 Directors shall be elected by the voting members in accordance with the By-Laws at the regular annual meeting of the membership of the corporation, to be held on the first Monday in January of each year. Directors shall be elected to serve for a term of one (1) year. In the event of a vacancy, the elected directors may appoint an additional director to serve the balance of said year.

Section 3 All officers shall be elected by the Board of Directors in accordance with the By-Laws at the regular annual meeting of the Board of Directors on the first Monday in January of each year, to be held immediately following the annual meeting of the membership. The Board of Directors shall elect from among the members a President, Secretary, Treasurer and such other officers as it shall deem desirable, consistent with the corporate By-Laws.

ARTICLE VII

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

<u>NAME</u>	<u>TITLE</u>
GERALD H. GOULD	President
ARTHUR KESSLER	Secretary
GEORGE LAVAC	Treasurer

ARTICLE VIII

The following five (5) persons shall constitute the first Board of Directors, and shall serve until the first election of the Board of Directors at the first annual meeting of members:

<u>NAME</u>	<u>RESIDENCE</u>
GERALD H. GOULD	3 David Avenue Lehigh Acres, Florida
GEORGE LAVAC	711 Shadyside Street Lehigh Acres, Florida
ARTHUR KESSLER	505 Oregon Road Lehigh Acres, Florida
HARRY C. POWELL, JR.	18 Greenwood Avenue Lehigh Acres, Florida
WILLIAM C. WENZEL	14 Lovejoy Court Fort Myers, Florida

ARTICLE IX

The initial By-Laws of said corporation are those annexed to a certain Declaration of Condominium made by Lehigh Acres Construction Corporation, a Florida Corporation, to be recorded among the public records of Lee County, Florida, which said Declaration of Condominium pertains to the real property previously described herein. Said By-Laws may be altered or rescinded or new By-Laws adopted in a manner provided by said Declaration and herein, and in conformity with the provisions and requirements of Chapter 711, Florida Statutes 1965.

The By-Laws of said Corporation and/or these Articles of Incorporation may be altered, amended or added to at any duly called meeting of the members, provided (i) that the notice of meeting shall contain a full statement of the proposed amendment, and (ii) that the quorum requirement for such purpose shall be a majority of all the then members. In addition, it shall be necessary to secure a three-quarters vote of all persons constituting the quorum in order to amend the By-Laws and/or these Articles of Incorporation.

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ARTICLE X

This corporation shall never have or issue shares of stock, nor will it ever have or provide for non-voting membership.

IN WITNESS WHEREOF, we have hereunto set our hands and seals at Lehigh Acres, Florida, this 16 of June A.D. 1970.

SIGNED, SEALED & DELIVERED in the Presence of:

Paul M. Christman
M. J. Howard

Gerald H. Gould (SEAL)
George M. Lavac (SEAL)
Arthur Kessler (SEAL)

STATE OF FLORIDA)
COUNTY OF LEE)

On this day personally appeared before me, the undersigned authority, duly authorized to take acknowledgements GERALD H. GOULD, GEORGE LAVAC and ARTHUR KESSLER,

to me well known and known to me to be the subscribers described in and who executed the foregoing Articles of Incorporation, and they acknowledged before me that they executed the same freely and voluntarily for the uses and purposes therein expressed.

WITNESS my hand and official seal at Lehigh Acres, at said County and State this 16 of June 1970.



Mauda Howard
Notary Public

My Commission Expires:
12-31-71

LEGAL DESCRIPTION

SCHEDULE "A"

"Beginning at the Northeast corner of Section 34, Township 44 South, Range 27 East; thence South $00^{\circ}-29'-55''$ East along the Easterly right-of-way line of Joel Boulevard, a distance of 229.15 feet to the point of curvature of a curve to the right having a radius of 756.78 feet, a delta angle of $33^{\circ}-50'-26''$ and an arc distance of 446.98 feet to the point of beginning of a tract of land herein to be described; thence South $56^{\circ}-39'-29''$ East, a distance of 58.05 feet to the Westerly line of an 60 foot canal right-of-way; thence South $00^{\circ}-29'-55''$ East along said right-of-way, a distance of 420.47 feet; thence South $89^{\circ}-30'-05''$ West, a distance of 95.00 feet to a point on a curve to the left having a radius of 50 feet, a delta angle of $152^{\circ}-12'-04''$ and an arc distance of 132.82 feet to a point of tangency; thence South $27^{\circ}-18'-01''$ East, along the Westerly right-of-way line of Dania Court, a distance of 162.93 feet to a point on a curve having a radius of 103.17 feet, a delta angle of $46^{\circ}-21'-35''$ and an arc distance of 148.20 feet to a point of tangency; thence South $55^{\circ}-05'-58''$ West, a distance of 635.84 feet to the easterly right-of-way line of Country Club Parkway; thence North $34^{\circ}-54'-02''$ West, along said right-of-way line of Country Club Parkway, a distance of 240.00 feet to the Southerly right-of-way line of Joel Boulevard; thence North $55^{\circ}-05'-58''$ East, along said right-of-way line of Joel Boulevard, a distance of 991.00 feet to the point of curvature of a curve to the left, having a radius of 756.78 feet, a delta angle of $21^{\circ}-45'-27''$ and an arc distance of 287.38 feet to the point of Beginning."