

ARTICLES OF INCORPORATIONOFTHE FAIRWAYS CONDOMINIUM OF LEHIGH ACRES, FLORIDA, INC

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 The Fairways Condominium of Lehigh Acres, Florida, 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 1955, for the condominium to be erected upon lands located in the County of Lee and State of Florida, described in the Schedule hereto annexed 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 V

ARTICLE III

Section 1. All unit owners of a condominium parcel shall automatically be members, and their membership automatically terminate when they are no longer owners of 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 twenty-eight 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 Sections 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 Statute at the time of dissolution.

ARTICLE V

The names and residences of the subscribers are as follows:

Name:

GERALD H. GOULD

Residence:

3 David Avenue,  
Lakewood Acres, Florida.

George Lavac

1221 Earnsdale Street,  
Lehigh Acres, Florida.

Arthur Kasler

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) persons, 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 four (4) 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 the members:

<u>Name:</u>	<u>Residence:</u>
GERALD H. GOULD	3 David Avenue, Lehigh Acres, Florida.
GEORGE LAVAC	1221 Barnsdale Street, Lehigh Acres, Florida.
ARTHUR KESSLER	505 Oregon Road, Lehigh Acres, Florida.
HARRY C. POWELL, JR.	18 Greenwood Avenue, Lehigh Acres, 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 (1) that notice

of the 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.

ARTICLE X

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

IN WITNESS WHEREOF, we hereunto set our hands and seals at Lough Acren, Florida this 25<sup>th</sup> day of November 1969.

Signed, Sealed & Delivered  
in the presence of:

Ruth M. Christian  
Lundy A. Hedden

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

RE: 581 not 148

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 - 2nd day of November 1969.

Paul M. Christian  
Notary Public



My Commission Expires: Oct. 21, 1971

SHEPARD & ALCIA  
ATTORNEYS AT LAW  
OFFICE BARR BUILDING  
LEHIGH ACRES, FLORIDA 33901

LEGAL DESCRIPTION

"Schedule A"

Commence at the Northeast corner of Section 34, Township 44 South, Range 27 East, go South 89° - 12' - 26" West, a distance of 80.00 feet; thence South 00° - 29' - 55" East, a distance of 228.74 feet; to the P.C. of a curve to the right having a radius of 670.75 feet; thence continue around said curve an arc distance of 596.96 feet to the Point of Beginning of the lands herein to be described; thence continue around said curve an arc distance of 59.75 feet; thence South 55° - 05' - 58" West, a distance of 129.00 feet; thence North 34° - 54' - 02" West, a distance of 122.00 feet; thence South 55° - 05' - 58" West, a distance of 33.00 feet; thence North 34° - 54' - 02" West, a distance of 226.05 feet; thence North 69° - 48' - 57" East, a distance of 265.00 feet; thence South 39° - 57' - 24" East, a distance of 279.00 feet to the Point of Beginning, said tract of land containing 1.70 acres, more or less.

SHEPPARD & ALON  
ATTORNEYS AT LAW  
CITIZENS BANK BUILDING  
LAKELAND, FLORIDA 33901