

# State of Florida

Secretary of State



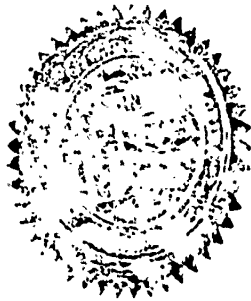
I, Tom Adams, Secretary of State of the State of Florida,  
Do Hereby Certify That the following is a true and correct copy of

Certificate of Incorporation  
of

CAMILLE GARDENS NO. 6, INC.

a corporation not for profit organized and existing under the Laws of the  
State of Florida, filed on the 30th day of July,  
A.D., 19 69 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 4th day of August,  
A.D. 19 69.



A handwritten signature in cursive script, reading "Tom Adams".

Secretary of State

ARTICLES OF INCORPORATION

OF

CAMILLE GARDENS NO. 6, 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.

JUN 30 11 55 AM '69  
FILED  
SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

ARTICLE I

The name of this Corporation shall be CAMILLE GARDENS NO. 6, 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 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

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

EXHIBIT IV

provided by the "Condominium Act".

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 thirty-two (32) 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:

| <u>Name</u>     | <u>Residence</u>                        |
|-----------------|---|
| GERALD H. GOULD | 3 David Avenue<br>Lehigh Acres, Florida |

GEORGE LAVAC

1221 Barnsdale 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 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<br>Lehigh Acres, Florida        |
| GEORGE LAVAC         | 1221 Barnsdale Street<br>Lehigh Acres, Florida |
| ARTHUR KESSLER       | 505 Oregon Road<br>Lehigh Acres, Florida       |
| HARRY C. POWELL, JR. | 11 Greenwood Avenue<br>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 amended 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 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.

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 hereunto set out hands and seals at Lehigh Acres, Florida this 23 day of July, 19 69.

Signed, Sealed & Delivered in the Presence of:

Ruth C. Austin

Bruce Howard

Gerald H. Gould (SEAL)  
GERALD H. GOULD

George Lavac (SEAL)  
GEORGE LAVAC

Arthur Kessler (SEAL)  
ARTHUR KESSLER

STATE OF FLORIDA )  
                          :  
COUNTY OF LEE     )

ON THIS DAY personally appeared before me, the under-  
signed authority, duly authorized to take acknowledgments,  
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 ex-  
pressed.

WITNESS my hand and official seal at Lehigh Acres, at  
said County and State, this 23 day of July,  
19 69.

*Maude Johnson*  
NOTARY PUBLIC

My Commission Expires:  
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE  
MY COMMISSION EXPIRES FEB. 12, 1971  
BONDSP THROUGH PAUL W. DIEBELHORST

LEGAL DESCRIPTION

"Schedule A"

Beginning at the southwest corner of Section 26, Township 44 South, Range 27 East, thence North  $00^{\circ}-55'-23''$  West, along the west line of Section 26, Township 44 South, Range 27 East, and the East right-of-way line of Joel Boulevard, a distance of 200.00 feet to the point of beginning of a tract of land herein described, said beginning point is also the intersection of the East right-of-way line of Joel Boulevard and the North right-of-way line of Orange Street, as shown on the Plat of Lakewood Terrace, a subdivision of Lehigh Acres, Lee County, Florida, filed in Plat Book 15, page 120, of the Public Records of Lee County, Florida; thence along the East right-of-way line of Joel Boulevard North  $00^{\circ}-55'-23''$  West a distance of 1,052.51 feet to the South right-of-way line of East Fifth Street; thence North  $89^{\circ}-38'-00''$  East, along said right-of-way line of East Fifth Street, a distance of 272.48 feet to the West right-of-way line of Glendale Avenue; thence South  $01^{\circ}-06'-38''$  East, along said West right-of-way line of Glendale Avenue, a distance of 1,052.56 feet to the north right-of-way line of Orange Street; thence South  $89^{\circ}-38'-00''$  West, along said North right-of-way line of Orange Street, a distance of 275.93 feet to the point of beginning.

FILED  
JUN 30 11 56 AM '69  
SECRETARY OF STATE  
TALLAHASSEE, FLORIDA