

# **ARTICLES OF INCORPORATION**

# **CHARLOTTE SHORES ONE**

# **PROPERTY OWNERS'**

# **ASSOCIATION, INC.**

**A Corporation Not For Profit**

**As amended at a special meeting on April 2, 2005**

## **Article I: Name**

The name of this corporation shall be CHARLOTTE SHORES ONE PROPERTY OWNERS' ASSOCIATION, INC., a corporation not for profit, organized under Florida Statutes, Chapter 617, office to be maintained on Pine Island.

## **Article II: Object and Purpose**

The general object and purpose for which the corporation is organized is to provide a corporate entity for the purpose of:

- Promoting fellowship and cooperation among property owners of Charlotte Shores One, on Pine Island, Lee County, Florida.
- To promote the general welfare of owners and residents.
- To hereby enforce the subdivision restrictions of said subdivision in order to maintain the highest values to the ownerships in said subdivision, and to protect the investments therein.
- To promote land, water, and wildlife conservation uses and purposes in the Pine Island area in Lee County, Florida, including the preservation of the ecology of the area, the protection of fish and shellfish breeding areas, the preservation of natural beauty and the promotion of anti-pollution measures.
- To appear before, work with and assist legislative, administrative and other public agencies of Lee County, the State of Florida and the United States Government with respect to zoning, traffic and safety of the residents and owners of Charlotte Shores One.

- To assist in the establishment, development and maintenance of recreational facilities in and near Charlotte Shores One.

## **Article III: Powers**

- The Corporation may own or acquire property, real, personal and mixed, either by gift or purchase for the use and benefit of the corporation in the furtherance of its purposes and may build, construct, equip and maintain such buildings, structures and facilities as may from time to time be necessary or advisable.
- The Corporation may borrow funds and execute notes, mortgages or other instruments necessary to evidence and secure said indebtedness.
- The Corporation shall have power to contract and employ such individuals, firms or corporations as may be deemed advisable for the Board of Directors of the Corporation to carry out the policies and programs of the Association.
- The Corporation may exercise all the rights, privileges and powers, and have the benefit of such immunities as may be given to or enjoyed by charitable institutions under the laws of the State of Florida; and by the enumeration of special powers herein no limitation is intended or shall be held to be placed on the right of the Corporation to exercise any and all rights, powers and privileges permissible under the laws of the State of Florida.

## **Article IV: Membership**

Membership of this Corporation shall be all property owners of Charlotte Shores One, a plat of which is recorded in Plat Book 17, at page 163-164 of the public records of Lee County, Florida, and who meet the requirements and qualifications as may be from time to time set forth in the duly adopted By-Laws of this corporation.

## **Article V: Terms of Existence**

This Corporation shall have perpetual existence.

## **Article VI: Subscribers**

The names and residences of the Subscribers of these Articles of Incorporation are:

- Alex H. Adams, RR #8, Box 118, Fort Myers, Florida 33901
- Donald L. Badcock, 103 Argentine Court - RR #8, Fort Myers, Florida 33901
- Ruth D. Hollingsworth, 6458 Genesee Parkway, RR #8, Box 119, Fort Myers,

Florida 33901

- Leone Townsend, 1573 Flint Court, RR #8, Box 121, Fort Myers, Florida 33901

## **Article VII: Officers**

The officers of this Corporation shall be: President, Vice-president, Secretary and Treasurer, and such other officers as may be provided by By-Laws.

## **Article VIII: Names of Officers**

The names of officers who are to manage the affairs of this Corporation until their successors are elected and qualified shall be as follows:

- Alex H. Adams, President
- Donald L. Babcock, Vice President
- Ruth D. Hollingsworth, Treasurer
- Leone Townsend, Secretary

## **Article IX: Board of Directors**

This Corporation shall initially have four Directors. The number may be increased or diminished from time to time by By-Laws adopted by the members, but never shall be less than three. The initial Directors of the Corporation shall be as follows:

- Alex H. Adams
- Donald L. Babcock
- Ruth D. Hollingsworth
- Leone Townsend

## **Article X: Amendments to the By-Laws, Articles of Incorporation and Deed Restrictions**

- The By-Laws of this Corporation, these Articles of Incorporation and the Deed Restrictions may be amended by the voting members at the annual meeting or any meeting called for that purpose. Notice of the meeting shall be in accord with the procedures set forth in the By-Laws. All proposed amendments must receive the affirmative vote of a majority (50% plus 1) of the voting members present and voting.
- Amendments to the Articles of Incorporation, when approved by the voting

members, must be filed with the Secretary of State of Florida.

- Whenever the Board of Directors find it desirable that the Corporation be dissolved, they shall adopt a resolution to that effect and, if a majority of the voting members vote for the resolution, the Board shall submit a petition for dissolution and distribution of assets to the Circuit Court of Lee County, Florida, in accordance with Florida Statutes, Chapter 617 and follow all Florida Rules of Procedure in petitioning the Court.

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Incorporated in Lee County, Florida, March 27, 1971 as Charlotte Shores Property Owners' Association, Inc.