

State of Florida



Department of State

I certify that the attached is a true and correct copy of the Articles of Incorporation of CLUBHOUSE VILLAGE OF CROSS CREEK CONDOMINIUM ASSOCIATION, INC., a corporation organized under the Laws of the State of Florida, filed on January 23, 1986, as shown by the records of this office.

The document number of this corporation is N13126.

Given under my hand and the Great Seal of the State of Florida, at Tallahassee, the Capital, this the 28th day of January, 1986.



CR2E022 (10-85)

George Firestone
Secretary of State

41A

EXHIBIT "B"

**ARTICLES OF INCORPORATION
OF
CLUBHOUSE VILLAGE OF CROSS CREEK CONDOMINIUM ASSOCIATION,
INC.**

(A NONPROFIT FLORIDA CORPORATION)

The undersigned hereby associate themselves for the purpose of forming a corporation not for profit under Chapter 617, Florida Statute, and certify as follows:

ARTICLE I

The name of this corporation is CLUBHOUSE VILLAGE OF CROSS CREEK CONDOMINIUM ASSOCIATION, INC. (hereinafter referred to as the "Corporation").

ARTICLE II

The purposes for which this Corporation is organized is to act as the governing association, pursuant to Chapter 718, Florida Statute, of CLUBHOUSE VILLAGE OF CROSS CREEK CONDOMINIUM, (hereinafter referred to as the "Condominium"), located in Lee County, Florida. Additionally, the Corporation may be the governing association of other condominiums developed within the CROSS CREEK OF FORT MYERS COMPLEX, of which the CLUBHOUSE VILLAGE OF CROSS CREEK CONDOMINIUM is a part, if the Declaration of Condominium of such other condominium provides that the Corporation will operate such condominium. In the event the Corporation operates more than one (1) condominium, then all references in these Articles of Incorporation, or in the Bylaws of the Corporation, to the Condominium, a condominium unit or a unit owner, shall refer to all of such condominiums, operated by the Corporation, all of the declarations of such condominiums and all of the units and unit owners in such condominiums.

ARTICLE III

The qualification of members of this Corporation shall be ownership of a condominium unit in the Condominium and admission shall be automatic upon securing title to said condominium unit.

ARTICLE IV

This Corporation shall exist perpetually.

ARTICLE V

The names and residences of the subscribers and initial directors to these Articles of Incorporation are as follows:

SAM CRIMALDI	6314 Whiskey Creek Drive, Suite B Fort Myers, Florida 33907
ROBERT GLEASON	6314 Whiskey Creek Drive, Suite B Fort Myers, Florida 33907
BRUCE UPTON	6314 Whiskey Creek Drive, Suite B Fort Myers, Florida 33907

ARTICLE VI

The affairs of this Corporation are to be managed initially by a Board of three (3) Directors who will be elected each year at the annual meeting of the Corporation as provided for in the By—Laws. At such time as the Developer has relinquished control of the Corporation as provided by the Condominium Act, the Board may be composed of any odd number of Directors that they decide (as provided for in the By—Laws).

ARTICLE VII

The names of the Officers who are to serve until the first election or appointment under the Articles of Incorporation are:

SAM CRIM.ALDI .President	6314 Whiskey Creek Drive, Suite B Fort Myers, Florida 33907
ROBERT GLEASON Vice President	6314 Whiskey Creek Drive, Suite B Fort Myers, Florida 33907 .
BRUCE UPTON Secretary/Treasurer	6314 Whiskey Creek Drive, Suite B Fort Myers, Florida 33907

ARTICLE VIII

The By—Laws of this Corporation are to be made, altered, amended or rescinded by a majority vote of the members and Directors of this Corporation.

ARTICLE IX

Amendments to the Articles of Incorporation may be proposed and adopted at any regular or specially called meeting of the members of this Corporation or any annual meeting of this Corporation.

ARTICLE X

Each unit in the Condominium shall have one (1) full vote, which vote shall be cast by a designated owner as provided for in the Declaration of Condominium.

ARTICLE XI

This Corporation reserves the right to amend or repeal any provisions contained in these Articles of Incorporation.

ARTICLE XII

This Corporation shall have all the powers permitted by law together with such additional specific powers as are contained in the Declaration and By—Laws.

ARTICLE XIII

No part of the net earnings of this Corporation shall inure to the benefit of any member or individual, except through the acquisition, construction, management, maintenance, or care of this Corporation's property or through the rebate of the excess membership dues, fees, or assessments.

ARTICLE XIV

The initial registered office of this corporation shall be located at 6314 Whiskey Creek Drive, Suite B, Fort Myers, Florida 33907, and the initial registered agent at that address is ROBERT GLEASON.

Having been named to accept service of process for the above stated corporation, at the place designated in these Articles, I do 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.

