

# State of Florida



Department of State

I certify that the attached is a true and correct copy of the Articles of Incorporation of CARLETON PLACE CONDOMINIUM ASSOCIATION, INC., a corporation not for profit organized under the Laws of the State of Florida, filed on December 13, 1979, as shown by the records of this office.

The charter number for this corporation is 750182.

Given under my hand and the  
Great Seal of the State of Florida,  
at Tallahassee, the Capital, this the  
14th day of December, 1979



CER 101 Rev. 5-79

George Firestone  
Secretary of State

ARTICLES OF INCORPORATION

of

CARLETON PLACE CONDOMINIUM ASSOCIATION, INC.

FILED  
DEC 13 1 39 PM '13  
SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

WE, the undersigned, hereby associate ourselves together for the purpose of forming a non-profit corporation under the laws of the State of Florida, pursuant to Florida Statute 617, and hereby certify as follows:

ARTICLE I

The name of this corporation shall be:

CARLETON PLACE CONDOMINIUM ASSOCIATION, INC.

ARTICLE II

The general purpose of this non-profit corporation shall be as follows: To be the "Association" (as defined in the Condominium Act of the State of Florida, F.S. 718), for the operation of Carleton Place, a Condominium, located at Cape Coral, Florida, to be created pursuant to the provisions of the Condominium Act, and as such Association, to operate and administer said condominium and carry out the functions and duties of said condominium, as set forth in the Declaration of Condominium establishing said condominium and exhibits annexed thereto.

ARTICLE III

All persons who are owners of condominium parcels within said condominium shall automatically be members of this corporation. Such membership shall automatically terminate when such person is no longer the owner of a condominium parcel. Membership in the corporation shall be limited to such condominium parcel owners.

Admission to and termination of membership shall be governed by the Declaration of Condominium that shall be filed for said condominium among the Public Records of Lee County, Florida.

ARTICLE IV

This corporation shall have perpetual existence.

ARTICLE V

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

- (1) RAYMOND MARCHAND      7076 Overlook Dr., Cypress Lake Estates  
Fort Myers, FL 33907
- (2) ANDRE PHILIPPS        3346 S.E. 17th Ave.  
Cape Coral, FL 33904
- (3) MADELEINE PHILIPPS    3346 S.E. 17th Ave.  
Cape Coral, FL 33904
- (4) CECILE MARCHAND        7076 Overlook Dr., Cypress Lake Estates  
Fort Myers, FL 33907

ARTICLE VI

Section 1. The affairs of the corporation shall be managed and governed by a Board of Administrators composed of not less than four (4) nor more than the number specified in the bylaws. The

administrators, subsequent to the first Board of Administrators, shall be elected at the annual meeting of the membership, for a term of one (1) year, or until their successors shall be elected and shall qualify. Provisions for such election, and provisions respecting the removal, disqualification and resignation of administrators and for filling vacancies shall be established by the bylaws.

shall be: Section 2. The principal officers of the corporation

- President
- Vice President
- Secretary
- Treasurer

(the last two officers may be combined), who shall be elected from time to time, in the manner set forth in the bylaws adopted by the corporation.

ARTICLE VII

The names of the officers who are to serve until the first election of officers, pursuant to the terms of the Declaration of Condominium and bylaws, are as follows:

- |                    |                |
|--------------------|----------------|
| RAYMOND MARCHAND   | President      |
| ANDRE PHILIPPS     | Vice-President |
| MADELEINE PHILIPPS | Secretary      |
| CECILE MARCHAND    | Treasurer      |

ARTICLE VIII

The following persons shall constitute the first Board of Administrators and shall serve until the first election of the Board of Administrators at the first regular meeting of the membership.

- |                        |   |
|------------------------|---|
| (1) RAYMOND MARCHAND   | 7076 Overlook Dr., Cypress Lake Estates<br>Fort Myers, FL 33907 |
| (2) ANDRE PHILIPPS     | 3346 S.E. 17th Ave.<br>Cape Coral, FL 33904                     |
| (3) MADELEINE PHILIPPS | 3346 S.E. 17th Ave.<br>Cape Coral, FL 33904                     |
| (4) CECILE MARCHAND    | 7076 Overlook Dr., Cypress Lake Estates<br>Fort Myers, FL 33907 |

ARTICLE IX

The bylaws of the corporation shall initially be made and adopted by its first Board of Administrators.

Prior to the time the property described in Article II hereinabove has been submitted to condominium ownership by the filing of the Declaration of Condominium, the bylaws may be amended, altered, supplemented or modified by the membership at the annual meeting, or at a duly convened special meeting of the membership by a vote of unit owners entitled to exercise sixty-seven percent (67%) or more of the total voting power of the Association.

ARTICLE X

Amendments to these Articles of Incorporation may be proposed by one third of the members or any three administrators and shall be adopted in the same manner as is provided for the amendment of the bylaws as set forth in Article IX above. Said amendment(s) shall be effective when a copy thereof, together with an attached certificate of its approval by the membership, sealed with the Corporate Seal, signed by the secretary or an assistant secretary, and executed and acknowledged by the president or vice president, has been filed with the Secretary of State, and all filing fees paid.

ARTICLE XI

This corporation shall have all of the powers set forth in Florida Statute 617.021, all of the powers set forth in the Condominium Act of the State of Florida, and all powers granted to it by the Declaration of Condominium and exhibits annexed thereto, including the power to contract for the management of the condominium and recreational facilities.

ARTICLE XII

There shall be no dividends paid to any of the members, nor shall any part of the income of the corporation be distributed to its Board of Administrators or officers.

The corporation is organized and operated solely for administrative and managerial purposes. It is not intended that the corporation show any net earnings, but no part of any net earnings that do occur shall inure to the benefit of any private member. If, in any taxable year, the net income of the corporation from all sources other than casualty insurance proceeds and other nonrecurring items exceed the sum of (1) total common expenses for which payment has been made or liability incurred within the taxable year, and (2) reasonable reserves for common expenses and other liabilities in the next succeeding taxable year, such excess shall be held by the corporation and used to reduce the amount of assessments that would otherwise be required in the following year. For such purposes, each unit owner will be credited with the portion of any excess that is proportionate to his interest in the common elements of the condominium.

This corporation shall issue no shares of stock of any kind or nature whatsoever. Membership in the corporation and the transfer thereof, as well as the number of members, shall be upon such terms and conditions as provided for in the Declaration of Condominium and bylaws. The voting rights of the owners of parcels in said condominium property shall be as set forth in the Declaration of Condominium and bylaws.

ARTICLE XIII

The street address of the initial registered office of this corporation is 7076 Overlook Dr., Cypress Lake Estates, Fort Myers, Florida, and the name of the initial registered agent of this corporation at that address is RAYMOND MARCHAND.

IN WITNESS WHEREOF, the subscribers hereto have hereunto set their hands and seals this 21<sup>st</sup> day of November, 1979.

Signed, sealed and delivered in the presence of

Betty J. Kish  
Joseph B. Kowarski

Raymond Marchand (SEAL)  
RAYMOND MARCHAND

Andre Philipps (SEAL)  
ANDRE PHILIPPS

Madeleine Philipps (SEAL)  
MADELEINE PHILIPPS

Cecile Marchand (SEAL)  
CECILE MARCHAND

STATE OF FLORIDA )  
                          ) SS.  
COUNTY OF LEE     )

BEFORE ME, the undersigned authority, personally appeared RAYMOND MARCHAND, ANDRE PHILIPPS, MADELEINE PHILIPPS and CECILE MARCHAND,

after being by me first duly sworn, acknowledged that they executed the foregoing Articles of Incorporation of CARLETON PLACE CONDOMINIUMS ASSOCIATION, INC., a Florida Corporation not for profit, for the purposes therein expressed.

WITNESS my hand and official seal, at the state and county aforesaid, this 21<sup>st</sup> day of November, 1979.

Betty J. Krab  
Notary Public

My Commission Expires:

NOTARY PUBLIC STATE OF FLORIDA AT LARGE  
MY COMMISSION EXPIRES AUG. 7 1983  
BONDED THRU GENERAL INS. UNDERWRITERS



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CLERK OF DISTRICT COURT  
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