

RE 2666879 OR: 2702 PG: 0582  
RECORDED in OFFICIAL RECORDS of COLLIER COUNTY, FL  
07/25/2000 at 09:01AM DWIGHT B. BROCK, CLERK  
RBC FEE 136.50  
Retn: RE - RE  
ROETZEL & ANDRESS  
850 PARK SHORE DR 3RD FLOOR  
NAPLES FL 34103

2636984 OR: 2676 PG: 2884  
RECORDED in OFFICIAL RECORDS of COLLIER COUNTY, FL  
05/17/2000 at 01:35PM DWIGHT B. BROCK, CLERK  
RBC FEE 10.50  
Retn:  
ROETZEL & ANDRESS  
850 PARK SHORE DR 3RD FLOOR  
NAPLES FL 34103

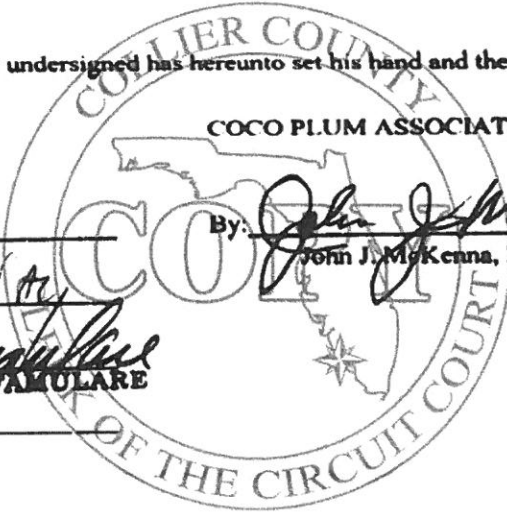
(Space above line for recording information)

This document is being re-recorded in order that the exhibits may be recorded.

**CERTIFICATE OF AMENDMENT**

THE UNDERSIGNED, being the duly elected and acting President of Coco Plum Association, Inc., a Florida corporation, not for profit, does hereby certify that at a duly called meeting of the members held on 5/12, 2000, where a quorum was present, after due notice, the Amended and Restated Declaration, Articles and Bylaws attached hereto as Exhibit "A" were approved and adopted by the required vote of the membership. The Declaration of Covenants, Conditions and Restrictions of Coco Plum recorded at O.R. Book 1144, Pages 2163 et. seq., Public Records of Collier County, Florida., relating to Golf Cottages at Wyndemere, Phase 1, as described in Plat Book 13, Page 119 et seq., Public Records of Collier County, Florida.

IN WITNESS WHEREOF, the undersigned has hereunto set his hand and the seal of the corporation.



COCO PLUM ASSOCIATION, INC. [SEAL]

*Mary Conway*  
Witness

Print Name: Mary Conway

By: *John J. McKenna*  
John J. McKenna, President

*Kathleen A. Famolare*  
Witness

Print Name: KATHLEEN A. FAMOLARE

STATE OF FLORIDA  
COUNTY OF COLLIER

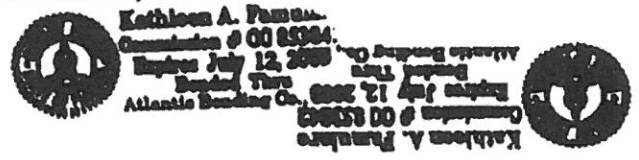
The foregoing instrument was acknowledged before me this 12<sup>th</sup> day of May, 2000, by John J. McKenna, as President of Coco Plum Association, Inc., the corporation described in the foregoing instrument, who is personally known to me or who has produced \_\_\_\_\_ as identification and who took an oath, and acknowledged executing the same under authority vested in her by said corporation.

*Kathleen A. Famolare*  
Notary Public, State of Florida

(SEAL)

Printed Name of Notary Public

Instrument prepared by and return to:  
Steven M. Falk, Esq.  
Roetzel & Andress, A Legal Professional Association  
850 Park Shore Drive, Third Floor  
Naples, FL 34103  
(941) 649-6200





# *State of Florida*

## *Department of State*

I certify from the records of this office that COCO PLUM ASSOCIATION, INC. is a corporation organized under the laws of the State of Florida, filed on October 2, 1985.

The document number of this corporation is N11410.

I further certify that said corporation has paid all fees due this office through December 31, 2016, that its most recent annual report/uniform business report was filed on March 29, 2016, and that its status is active.

I further certify that said corporation has not filed Articles of Dissolution.

*Given under my hand and the  
Great Seal of the State of Florida  
at Tallahassee, the Capital, this  
the Fourteenth day of July, 2016*



*Ken DeJong*  
*Secretary of State*

Tracking Number: CU7589998116

To authenticate this certificate, visit the following site, enter this number, and then follow the instructions displayed.

<https://services.sunbiz.org/Filings/CertificateOfStatus/CertificateAuthentication>



**NOTE: SUBSTANTIAL AMENDMENT OF ENTIRE ARTICLES OF INCORPORATION. FOR PRESENT TEXT SEE EXISTING ARTICLES OF INCORPORATION.**

**AMENDED AND RESTATED ARTICLES OF INCORPORATION  
OF  
COCO PLUM ASSOCIATION, INC.**

Pursuant to Section 617.1007(4), Florida Statutes (1993), these Articles of Incorporation of Coco Plum Association, Inc., a Florida corporation not for profit which was originally incorporated under the same name on October 2, 1985, are hereby amended and restated in their entirety. All amendments included herein have been adopted pursuant to Section 617.1007(2), Florida Statutes (1993), and there is no discrepancy between the corporation's Articles of Incorporation as heretofore amended and the provisions of these Amended and Restated Articles other than the inclusion of amendments, adopted pursuant to Section 617.1007(2), Florida Statutes (1993), and the omission of matters of historical interest.

**ARTICLE I**

**NAME:** The name of the corporation is Coco Plum Association, Inc., sometimes hereinafter referred to as the "Association".

**ARTICLE II**

**PRINCIPAL OFFICE:** The principal office and mailing address of the corporation shall be at 98 Wyndemere Way S, Naples, Florida 34105 or at such other address as the Association may subsequently determine.

**ARTICLE III**

**PURPOSE AND POWERS:** The Association will not permit pecuniary gain or profit nor distribution of its income to its members, officers or Directors. It is a nonprofit corporation formed for the purpose of establishing a corporate residential neighborhood homeowners association which, subject to a Declaration of Covenants, Restrictions and Easements originally recorded in the Public Records of Collier County, Florida, at O.R. Book 001144 at Page 002163 etc. seq., has the powers described herein. The Association shall have all of the common law and statutory powers of a Florida corporation not for profit consistent with these Articles and with said Declaration of Covenants, Restrictions and Easements, and shall have all of the powers and authority reasonably necessary or appropriate to the operation and regulation of a residential neighborhood, subject to said recorded Declaration, as it may from time to time be amended, including but not limited to the power:

1. To make, levy and collect assessments for the purpose of obtaining funds from its members to pay for the operational expenses of the Association and costs of its collection and to use and expend the proceeds of assessments in the exercise of its powers and duties hereunder;
2. To make, amend and enforce reasonable rules and regulations governing the use of the Common Area and the operation of the Association;
3. To sue and be sued, and to enforce the provisions of the Declaration, these Articles, and the Bylaws of the Association;

4. To contract for the management of the Association and to delegate any powers and duties of the Association in connection therewith except such as are specifically required by the Declaration or by law to be exercised by the Board of Directors or the membership of the Association;
5. To employ accountants, attorneys, architects, and other professional personnel to perform the services required for proper operation of the Community;
6. To borrow or raise money for any purposes of the Association, without limit as to amount; to draw, make, accept, endorse, execute and issue promissory notes, drafts, bills of exchange, warrants, bonds, debentures and other negotiable or non-negotiable instruments and evidences of indebtedness; and to secure the payment of any thereof, and of the interest thereon, by mortgage, pledge, conveyance or assignment in trust, of the whole or any part of the rights or property of the Association.
7. To participate in mergers within Wyndemere and consolidations with other non-profit corporations organized for the same purpose or to annex additional residential property or common area, provided that any such merger, consolidation or annexation shall have the assent of two-thirds (2/3rds) of the voting interests;
8. To assist, cooperatively with Wyndemere Homeowners Association, Inc., in the administration and enforcement of the Declaration of Covenants, Conditions and Restrictions of Wyndemere as the same was originally recorded in O.R. Book 916, Page 1080 et seq. public records of Collier County, Florida, as amended from time to time.
9. Exercise any and all powers, rights and privileges which a corporation organized under Chapter 617 of Florida Statutes may now or hereafter have or exercise; subject to the Declaration as amended from time to time; and

All funds and the title to all property acquired by the Association shall be held for the benefit of the members in accordance with the provisions of the Declaration, these Articles of Incorporation and the Bylaws.

#### ARTICLE IV

**MEMBERSHIP AND VOTING RIGHTS:** Membership and voting rights shall be as set forth in Section 5 of the Declaration of Covenants, Restrictions and Easements for Coco Plum, to which a copy of these Articles is attached as Exhibit "B", and the Bylaws of the Association.

#### ARTICLE V

**TERM; DISSOLUTION:** The term of the Association shall be perpetual. The Association may be dissolved with the assent given in writing and signed by not less than two-thirds (2/3rds) of the members who are entitled to vote. Upon dissolution of the Association, other than incident to a merger or consolidation, its assets, both real and personal, shall be dedicated to an appropriate public agency to be used for purposes similar to those for which this Association was formed. In the event there is a refusal to accept such dedication, then such assets shall be granted, conveyed and assigned to any non-profit corporation, association, trust or other organization which is devoted to purposes similar to those of this Association.

#### ARTICLE VI

**BY LAWS:** The Bylaws of the Association may be altered, amended or rescinded in the manner provided therein.

**ARTICLE VII**

**AMENDMENTS:** Amendments to these Articles shall be proposed and adopted in the following manner:

- A. **Proposal.** Amendments to these Articles shall be proposed by a majority of the Board or upon petition of one-fourth (1/4<sup>th</sup>) of the voting interests, and shall be submitted to a vote of the members not later than the next annual meeting.
- B. **Vote Required.** Except as otherwise required by Florida law, these Articles of Incorporation may be amended by vote of two-thirds (2/3rds) of the voting interests present and voting, in person or by proxy, at any annual or special meeting, or by approval in writing of a majority of the voting interests without a meeting, provided that notice of any proposed amendment has been given to the members of the Association, and that the notice contains a copy of the proposed amendment.
- C. **Effective Date.** An amendment shall become effective upon filing with the Secretary of State and recording a certified copy in the Public Records of Collier County, Florida.
- D. **Conflict.** In the event of a conflict between the provisions of these Articles and the provisions of the Declaration, the provisions of the Declaration shall prevail.

**ARTICLE VIII**

**DIRECTORS AND OFFICERS:**

- A. The affairs of the Association shall be administered by a Board of Directors consisting of the number of Directors determined by the Bylaws, but not less than five (5) Directors, and in the absence of such determination shall consist of three (3) Directors.
- B. Directors of the Association shall be elected by the members in the manner determined by the bylaws. Directors may be removed and vacancies on the Board of Directors shall be filled in the manner provided by the Bylaws.
- C. The business of the Association shall be conducted by the officers designated in the Bylaws. The officers shall be elected by the Board of Directors at its first meeting following the annual meeting of the members of the Association and shall serve at the pleasure of the Board.

**ARTICLE IX**

**INDEMNIFICATION:**

The Association shall indemnify every Director and every officer of the Association against all expenses and liabilities including attorney's fees (at all trial and appellate levels), actually and reasonably incurred by or imposed on such person or persons in connection with any claim legal proceeding (or settlement or appeal of such proceeding) to which he may be a party because of his being or having been a Director or officer of the Association. The foregoing provisions for indemnification shall apply whether or not such person is a Director or officer at the time such expenses are incurred. The foregoing right of indemnification shall not apply to:

- 1. Gross negligence or willful misconduct in office by any Director or officer.

2. Any criminal action, unless the Director or officer acted in good faith and in a manner reasonably believed was in, or not opposed to, the best interest of the Association, and had no reasonable cause to believe his action was unlawful.

To the extent that a Director or officer has been successful on the merits or otherwise in defense of any action, suit, or proceeding referred to in subsection (1) or subsection (2), or in defense or any claim, issue, or matter therein, he shall be indemnified against expenses (including attorney's fees) actually and reasonably incurred by him in connection therewith.

The foregoing right of indemnification shall be in addition to and not exclusive of all other rights to which such Director or officer may be entitled.