

Articles of Incorporation
Brandywine Condominium Association, Inc.

Order: JPZXVQ4Q2
Address: 7071 E Brandywine Cir
Order Date: 04-26-2022
Document not for resale
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State of Florida



Department of State

OFF REC 1444-PC 626

I certify that the attached is a true and correct copy of the Articles of Incorporation of BRANDYWINE CONDOMINIUM ASSOCIATION, INC., a corporation not for profit organized under the Laws of the State of Florida, filed on February 18, 1980, as shown by the records of this office.

The charter number for this corporation is 751089.

Given under my hand and the Great Seal of the State of Florida, at Tallahassee, the Capital, this the 19th day of February, 1980



CER 101 Rev. 5-79

George Firestone
Secretary of State

Address: 7071 E Brandywine Cir

Order Date: 04-26-2022

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EXHIBIT "C"

ARTICLES OF INCORPORATION
OF
BRANDYWINE CONDOMINIUM ASSOCIATION, INC.
(A Corporation Not for Profit)

FEB 10 12 31 1998

FEB 10 12 31 1998

We, the undersigned, all being natural persons competent to contract, and being desirous of forming a corporation not for profit, under the provisions of Chapters 617 and 718, Florida Statutes (1977), do hereby agree to the following:

ARTICLE I

NAME

OFF REC 1444 P 627

The name of this Corporation shall be:
BRANDYWINE CONDOMINIUM ASSOCIATION, INC.

ARTICLE II

PURPOSES

The purposes for which the Corporation is organized is to provide a legal entity to own and hold title to real and personal property and to be responsible for the operation and maintenance of a residential condominium to be known as BRANDYWINE CONDOMINIUM, which reference shall include all phases thereof and to otherwise take any and all action and to perform all duties deemed necessary, for the protection, preservation and improvement of such a condominium and the mutual benefit of the members of the Association.

ARTICLE III

QUALIFICATION OF MEMBERS

The qualification of members of the Association shall be the ownership of a condominium apartment in Brandywine Condominium including Phase I and all subsequent phases established as a part of the common development scheme which membership shall be evidenced by recordation in the Public Records of Lee County, Florida, of a deed conveying said condominium apartment to the owner thereof. Upon recordation of such deed to a new owner, the membership of the prior owner of such apartment shall be terminated. The voting rights of members and the obligations and responsibilities of members shall be as established by the Condominium Declarations of BRANDYWINE CONDOMINIUM in its various phases as the same is recorded in the Public Records of Lee County, Florida, and as the same may have been heretofore or may be hereafter amended.

ARTICLE IV

TERM OF EXISTENCE

This Corporation is to exist perpetually unless sooner terminated in accordance with methods established in Chapter 617, Florida Statutes (1977), and amendments thereto.

ARTICLE V

OFF REC 1444-628
APP

SUBSCRIBERS

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

Guy Memoli 6921 Myerlee Country Club Blvd. Fort Myers, Florida, 33908	Albert Memoli 1420 Brandywine Circle Fort Myers, Florida, 33908
---	---

Philip Memoli 7124 Brentwood Drive Fort Myers, Florida, 33908	Giovanna P. Kane 6947 Myerlee Country Club Blvd. Fort Myers, Florida, 33908
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ARTICLE VI

OFFICERS

The officers of the corporation shall be a Chairman, Vice-Chairman, Secretary and Treasurer, and such other officers as may be provided from time to time by the By-Laws. The names of the officers who are to serve until the first election or appointment as prescribed by the By-Laws shall be:

Guy Memoli - Chairman
Philip Memoli - Vice-Chairman
Giovanna P. Kane - Secretary
Albert Memoli - Treasurer

ARTICLE VII

ADMINISTRATORS

The business affairs of this corporation shall be managed and conducted by a Board of Administration consisting of four members initially. The initial Board of Administration shall be composed of the subscribers to this corporation whose names and addresses are listed in ARTICLE V of these Articles of Incorporation. Future changes, appointments and elections shall be as provided in the By-Laws. The number of Administrators may be increased or decreased as provided in the By-Laws, but shall never be less than four. The initial officers and members of the Board of Administration shall serve for one year from the date these Articles of Incorporation are approved and filed with the Secretary of State, State of Florida, or their successors are sooner elected or appointed, all according to the By-Laws. All subsequent Administrators shall be elected at the annual meeting of the

ALOIA, DUDLEY
& ROOSA

Attorneys & Counselors at Law
1714 CAPE CORAL PKWY.
P. O. BOX 938
CAPE CORAL, FLA. 33904
1-813-842-4733

membership and shall serve for a term of one year or until their successor shall be elected or appointed.

ARTICLE VIII

INDEMNIFICATION

JFC 1444-629
WFC

Every Administrator and officer of the Association, and every member of the Association serving the Association at its request, shall be indemnified by the Association against all expenses and liabilities, including counsel fees, reasonably incurred by or imposed upon him in connection with any proceeding or any settlement of any proceeding to which he may be a party to or in which he may become involved by reason of his being or having been an Administrator or officer of the Association or by reason of his serving or having served the Association at its request, whether or not he is an Administrator or officer or is serving at the time the expenses or liabilities are incurred; provided that in the event of a settlement before entry of judgment, and also when the person concerned is adjudged guilty of willful misfeasance or malfeasance in the performance of his duties, the indemnification shall apply only when the Board of Administration approves the settlement and reimbursement as being for the best interests of the Association. The foregoing right of indemnification shall be in addition to and not exclusive of all other rights to which that person may be entitled.

ARTICLE IX

BY-LAWS

The Board of Administration of this corporation may provide such By-Laws for the conduct of its meeting and the carrying out of its purposes as they may deem necessary from time to time. The initial By-laws will be established and made an exhibit to the Declaration of Condominium for the aforesaid condominium.

Any amendments to the By-laws shall first be adopted by a two-thirds vote of the Board of Administration and by 75% of the members of the corporation present and voting at any meeting of this corporation, either in person or by proxy. Procedures for providing adequate notice and the manner of proposing amendments shall be established in the By-laws.

ARTICLE X

AMENDMENTS

These Articles of Incorporation may be amended at a special meeting of the membership of the corporation called for that purpose by a two-thirds vote of those present and voting, either in person or by proxy. Amendments may also be made at a regular meeting of the members upon notice duly given

as prescribed by the By-laws of an intention to submit such amendment.

ARTICLE XI

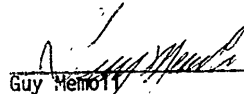
REGISTERED AGENT AND OFFICE

The registered agent for this corporation until replaced shall be as follows with the registered office as shown:

Guy Memoli
7050 Winkler Road
Fort Myers, Florida, 33908

OFF REC 1444-630

IN WITNESS WHEREOF, we, the undersigned subscribing incorporators, have hereunto set our hands and seals this 25th day of January, 1980, for the purpose of forming this corporation not for profit under State of Florida.



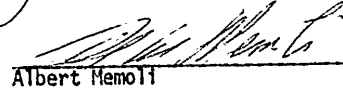
Guy Memoli



Philip Memoli



Giovanna P. Kane



Albert Memoli

STATE OF FLORIDA

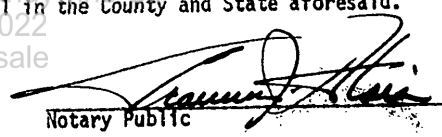
COUNTY OF LEE

I HEREBY CERTIFY that on this 25th day of January, 1980, before me, an officer duly qualified to take acknowledgments and to administer oaths, personally appeared, GUY MEMOLI, PHILIP MEMOLI, GIOVANNA P. KANE and ALBERT MEMOLI, to me known to be the persons described in and who executed the foregoing instrument, and they, after being duly sworn, acknowledged to me that they executed the same as their free act and voluntary deed.

WITNESS my hand and official seal in the County and State aforesaid.

My commission expires

Notary Public State of Florida at Large
My Commission Expires 1-6-1980
Bonded By American Fire & Casualty Company



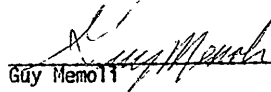
Notary Public

(seal)

ALOIA, DUDLEY
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Attorneys & Counselors at Law
1714 CAPE CORAL PKWY.
P. O. BOX 938
CAPE CORAL, FLA. 33904
1-813-342-4733

ACKNOWLEDGMENT OF REGISTERED AGENT

Having been named to accept service of process for the above-stated corporation, at place designated in this certificate, I hereby accept to act in this capacity, and agree to comply with the provisions of said Act relative to keeping open said office.


Guy Memo

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George Firestone
Secretary of State

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membership and shall serve for a term of one year or until their successor shall be elected or appointed.

ARTICLE VIII

INDEMNIFICATION

REC 1444-629

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as prescribed by the By-laws of an intention to submit such amendment.

ARTICLE XI

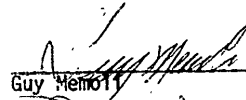
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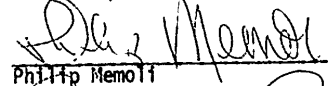
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OFF REC 1444-630

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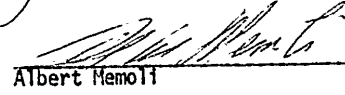
Guy Memoli



Philip Memoli



Giovanna P. Kane



Albert Memoli

STATE OF FLORIDA

COUNTY OF LEE

I HEREBY CERTIFY that on this 25th day of January, 1980, before me, an officer duly qualified to take acknowledgments and to administer oaths, personally appeared, GUY MEMOLI, PHILIP MEMOLI, GIOVANHA P. KANE and ALBERT MEMOLI, to me known to be the persons described in and who executed the foregoing instrument, and they, after being duly sworn, acknowledged to me that they executed the same as their free act and voluntary deed.

WITNESS my hand and official seal in the County and State aforesaid.

My commission expires:

Notary Public State of Florida at Largo
My Commission Expires 1-6-1989
Bonded By American Fire & Casualty Company



Notary Public

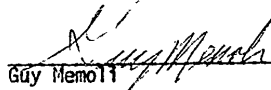
(seal)

ALOIA, DUDLEY
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ACKNOWLEDGMENT OF REGISTERED AGENT

Having been named to accept service of process for the above-stated corporation, at place designated in this certificate, I hereby accept to act in this capacity, and agree to comply with the provisions of said Act relative to keeping open said office.


Guy Memo 11

**ALOIA, DUDLEY
& ROOSA**
Attorneys & Counselors at Law
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