

728423  
BECKER & POLIAKOFF, P.A.

630 South Orange Avenue, 3rd Floor  
Sarasota, Florida 34236

Phone: (941) 366-8826 Fax: (941) 952-1481  
(800) 282-8613

Internet: <http://www.becker-poliakoff.com>  
Email: [bp@becker-poliakoff.com](mailto:bp@becker-poliakoff.com)

Florida Offices

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3111 Stirling Road  
Ft. Lauderdale, FL 33312  
FL Toll Free: (800) 432-7712

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Reply To:  
Lisa A. Woliner  
Sarasota

[lwoliner@becker-poliakoff.com](mailto:lwoliner@becker-poliakoff.com)

June 14, 2000

Secretary of State  
Division of Corporations  
P.O. Box 6327  
Tallahassee, Florida 32314

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-06/21/00--01016--004  
\*\*\*\*700.00 \*\*\*\*\*43.75

RE: Amended and Restated Articles of Incorporation of Somerset  
Condominiums No. One through Eight

Dear Sir/Madam:

Enclosed please find a check payable to the Florida Secretary of State totaling \$700.00 together with the original Amended and Restated Articles of Incorporation of Somerset Condominiums No. One through Eight. Please file the corporate documents and return certified copies upon completion. A self-addressed stamped envelope is enclosed for your convenience.

Thank you for your cooperation.

Very truly yours,

LISA A. WOLINER  
For the Firm

LAW/do  
Enclosures

FILED  
00 JUN 20 PM 2:18  
SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

RECEIVED  
00 JUN 20 AM 10:26  
DIVISION OF CORPORATIONS

PER LISA  
OK TO  
add address  
on page  
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Amended  
+  
Restated  
6/23/00  
Spayze

00 JUN 20 PM 2: 18

SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

# SOMERSET CONDOMINIUM NO. SIX, INC.

## AMENDED AND RESTATED ARTICLES OF INCORPORATION

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The undersigned, by these Articles, does so for the purpose of Amending and Restating the Articles of Incorporation forming a not-for-profit corporation, originally recorded in Official Records Book 5720, Pages 795, et seq. of the Public Records of Broward County, Florida as an exhibit to the Declaration of Condominium of Somerset Condominium No. Six, A Condominium, which is recorded in Official Records Book 5720, Pages 752, et seq., of the Public Records of Broward County, Florida, pursuant to the laws of the State of Florida, and hereby adopts the following as its Amended and Restated Articles of Incorporation:

### ARTICLE I NAME

The name of the Corporation is Somerset Condominium No. Six, Inc. For convenience, the Corporation shall be referred to in this instrument as the "Association" or the "Corporation," these Articles of Incorporation as the "Articles," and the By-Laws of the Association as the "Bylaws."

### ARTICLE II PURPOSE

The purpose for which the Association is organized is to provide an entity pursuant to the Florida Condominium Act, Chapter 718, Florida Statutes (the "Act") for the operation of that certain condominium known as the Somerset Condominium No. Six, A Condominium, according to the Declaration thereof, as it may be amended and restated from time to time (the "Condominium").

### ARTICLE III DEFINITIONS

The terms used in these Articles shall have the same definitions and meaning as those set forth in the Declaration of Condominium ("Declaration") for the Condominium, and the Bylaws of the Association, unless herein provided to the contrary, or unless the context otherwise requires.

**ARTICLE IV**  
**POWERS**

The powers of the Association shall include and be governed by the following:

4.1 General. The Association shall have all of the common law and statutory powers of a not-for-profit corporation under the laws of Florida that are not in conflict with the provisions of these Articles or of the Condominium Act.

4.2 Enumeration. The Association shall have all the powers and duties set forth in the Florida Condominium Act (except as to variances in these Articles and the Declaration which are permitted by the Act), and all of the powers and duties reasonably necessary to operate the Condominium pursuant to its Declaration, including, but not limited to, the following:

A. To make and collect Assessments and other charges against Members as Unit Owners, and to use the proceeds thereof in the exercise of its powers and duties.

B. To buy, own, operate, mortgage, lease, sell and trade both real and personal property as may be necessary or convenient in the administration of the Condominium.

C. To maintain, repair, replace, reconstruct, add to, and operate the Condominium and other property acquired or leased by the Association for use by Unit Owners.

D. To purchase insurance upon the Condominium and insurance for the protection of the Association, its officers, directors, and Members as Unit Owners, and such other parties as the Association may determine in the best interest of the Association.

E. To make and amend reasonable rules and regulations for the maintenance, conservation and use of the Condominium and for all other lawful purposes.

F. To approve or disapprove the leasing, transfer, mortgaging, ownership and possession of Units as may be provided by the Declaration.

G. To enforce by legal means the provisions of the Act, the Declaration, these Articles, the Bylaws, and the rules and regulations for the use of the Condominium.

H. To contract for the management of the Condominium, and to delegate to the party with whom such contract has been entered into all of the powers and duties of the Association, except (1) those which require specific approval of the Board of Directors or the membership of the Association; (2) those which are incapable of being delegated as same may be contrary to the Declaration or the By-laws; (3) those which are contrary to the Statutes of the State of Florida; and (4) wherein a delegation is a power and duty which by its very nature is a decision or fiduciary responsibility to be made by the Board of Directors and is therefore not susceptible of delegation. To delegate such powers, duties, obligations and responsibilities to the Somerset Condominium Coordinating Committee, Inc., as the Board of Directors deems necessary or desirable from time to time, which delegation may be evidenced in written form or through a course of conduct.

I. To employ personnel to perform the services required for proper operation of the Condominium.

J. To enter into agreements with other parties for easements or sharing arrangements or recreational facilities as the Board of Directors may deem in the best interests of the Condominium.

4.3 Assets of the Association. All funds and the titles of all properties acquired by the Association and their proceeds shall be held for the benefit and use of the Members in accordance with the provisions of the Declaration, these Articles, and the Bylaws.

4.4 Limitation. The powers of the Association shall be subject to and shall be exercised in accordance with the provisions of the Declaration and the By-laws.

## **ARTICLE V** **MEMBERS**

5.1 Membership. The Members of the Association shall consist of all of the record Owners of Units in the Condominium; and, after termination of the Condominium, if same shall occur, the Members of the Association shall consist of those who are Members at the time of the termination, and their successors and assigns. Membership shall be established by the acquisition of ownership of fee title to, or fee interest in, a condominium parcel in the Condominium, whether by conveyance, devise, judicial decree, or otherwise subject to the provisions of the Declaration, and by the recordation amongst the Public Records of Broward County, Florida, of the deed or other instrument establishing the acquisition and designating the parcel affected thereby, and by the delivery to the Association of a true copy of such deed or other instrument. The new Owner designated in such deed or other instrument shall thereupon become a Member of the Association, and the membership of the prior owner as to the parcel designated shall be terminated.

5.2 Assignment. The share of a Member in the funds and assets of the Association, in its common elements and its common surplus, and membership in this Association, cannot be assigned, hypothecated or transferred in any manner except as an appurtenance to the Unit for which that share is held.

5.3 Voting. On all matters upon which the membership shall be entitled to vote, there shall be only one (1) vote for each Unit. Said votes shall be exercised or cast in the manner provided by the Declaration and Bylaws. Any person or entity owning more than one (1) Unit shall be entitled to one (1) vote for each Unit owned.

5.4 Meetings. The Bylaws shall provide for an annual meeting of Members, and may make provision for regular and special meetings of Members other than the annual meeting.

#### **ARTICLE VI TERM OF EXISTENCE**

The Association shall have perpetual existence.

#### **ARTICLE VII OFFICERS**

The affairs of the Association shall be administered by the officers designated in the Bylaws. The officers shall be elected in the manner set forth in the Bylaws and shall serve terms stated therein. The Bylaws may provide for the removal from office of officers, for filling vacancies, and for the duties of the officers.

#### **ARTICLE VIII DIRECTORS**

8.1 Number and Qualification. The property, business and affairs of the Association shall be managed by a board consisting of the number of directors determined by the By-laws, but which shall consist of not less than five (5) nor more than nine (9) directors. All directors must be Members of the Association.

8.2 Duties and Powers. All of the duties and powers of the Association existing under the Florida Condominium Act, the Declaration, these Articles and the By-laws shall be exercised exclusively by the Board of Directors, its agents, contractors or employees, subject only to approval by Unit Owners when that is specifically required.

8.3 Election; Removal. Directors of the Association shall be elected at the annual meeting of 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 and the Condominium Act, where applicable.

## **ARTICLE IX INDEMNIFICATION**

9.1 Indemnity. To the extent permitted by law, the Association shall indemnify any person who was or is a party or is threatened to be made a party, to any threatened, pending or contemplated action, suit or proceeding, whether civil, criminal, administrative or investigative (other than an action by or in the right of the Association) by reason of the fact that he is or was a director, employee, officer or agent of, or a committee member appointed by, the Association, against expenses (including attorney's fees and appellate attorney's fees), judgments, fines and amounts paid in settlement actually and reasonably incurred by him in connection with such action, suit or proceeding if he acted in good faith and in a manner he reasonably believed to be in, or not opposed to, the best interest of the Association; and, with respect to any criminal action or proceeding, he had no reasonable cause to believe his conduct was unlawful; except, that no indemnification shall be made in respect of any claim, issue or matter as to which such person shall have been adjudged to be liable for gross negligence or willful misfeasance or malfeasance in the performance of his duty to the Association unless and only to the extent that the court in which such action or suit was brought shall determine, upon application, that despite the adjudication of liability, but in view of all the circumstances of the case, such person is fairly and reasonably entitled to indemnity for such expenses which such court shall deem proper. The termination of any action, suit or proceeding by judgment, order, settlement, conviction, or upon a plea of nolo contendere or its equivalent, shall not, of itself, create a presumption that the person did not act in good faith and in a manner which he reasonably believed to be in, or not opposed to, the best interest of the Association; and with respect to any criminal action or proceeding, he had no reasonable cause to believe that his conduct was unlawful.

9.2 Expenses. To the extent that a director, officer, employee or agent of the Association has been successful on the merits or otherwise in defense of any action, suit or proceeding referred to in Section 9.1 above, or in defense of any claim, issue or matter therein, he shall be indemnified against expenses (including attorney's fees and appellate attorney's fees) actually and reasonably incurred by him in connection therewith.

9.3 Approval. Any indemnification under Section 9.1 above (unless ordered by a court) shall be made by the Association only as authorized in the specific case upon a determination that indemnification of the director, officer, employee or agent

is proper in the circumstances because he has met the applicable standard of conduct set forth in Section 9.1 above. Such determination shall be made (a) by the Board of Directors by a majority vote of a quorum consisting of directors who were not parties to such action, suit or proceeding, or (b) if such quorum is not obtainable, or, even if obtainable a quorum of disinterested directors so directs, by independent legal counsel in a written opinion, or (c) by a majority of the Members.

9.4 Advances. Expenses incurred in defending a civil or criminal action, suit or proceeding may be paid by the Association in advance of the final disposition of such action, suit or proceeding as authorized by the Board of Directors in the specific case upon receipt of an undertaking by or on behalf of the directors, officer, employee or agent to repay such amount unless it shall ultimately be determined that he is entitled to be indemnified by the Association as authorized in this Article.

9.5 Miscellaneous. The indemnification provided by this Article shall not be deemed exclusive of any other rights to which those seeking indemnification may be entitled under any By-law, agreement, vote of Members or otherwise, both as to action in his official capacity while holding such office, and shall continue as to a person who has ceased to be a director, officer, employee, or agent and shall inure to the benefit of the heirs, executors and administrators of such a person.

9.6 Insurance. The Association shall have the power to purchase and maintain insurance on behalf of any person who is or was a director, officer, employee or agent of the Association, or is or was serving at the request of the Association as a director, officer, employee or agent of another corporation, partnership, joint venture, trust or other enterprise against any liability asserted against him and incurred by him in any such capacity, or arising out of his status as such, whether or not the Association would have the power to indemnify him against such liability under the provisions of this Article.

## **ARTICLE X** **BYLAWS**

The By-laws of the Association have been originally recorded in Official Records Book 5720 Pages 816 et seq., of the Public Records of Broward County, they have and may be altered, amended or rescinded by the directors and Members in the manner provided in the Bylaws.

**ARTICLE XI**  
**AMENDMENTS**

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

11.1 Notice. Notice of the subject matter of a proposed amendment shall be included in the notice of any meeting at which a proposed amendment is to be considered.

11.2 Adoption. A resolution for the adoption of a proposed amendment may be proposed either by a majority of the Board of Directors or by not less than one-third (1/3) of the Members of the Association. Directors and Members not present in person or by proxy at the meeting considering the amendment may express their approval in writing, provided that approval is delivered to the secretary at or prior to the meeting. Amendments to these Amended and Restated Articles of Incorporation may be made with the approval of the majority of Members of the Association, either voting at any meeting at which a quorum has been obtained or in writing or any combination thereof.

11.3 Limitation. No amendment shall make any changes in the qualifications for membership nor in the voting rights or property rights of Members. No amendment shall be made that is in conflict with the Florida Condominium Act or the Declaration.

11.4 Recording. A copy of each amendment shall be filed with the Secretary of State pursuant to the provisions of the applicable Florida Statutes, and recorded in the Public Records of Broward County, Florida.

**ARTICLE XII**  
**ADDRESS**

The principal place of business of the Corporation shall be located at 2945 Somerset Drive, Lauderdale Lakes, FL 33311, but the Corporation may maintain offices and transact business in such other places within the State of Florida as may from time to time be designated by the Board of Directors.



**ARTICLE XIII**  
**REGISTERED OFFICE ADDRESS**  
**AND NAME OF REGISTERED AGENT**

The registered office of this Corporation shall be located at 3111 Stirling Road, Fort Lauderdale, Florida 33312, and the initial registered agent of the Corporation at that address is Gary A. Poliakoff, J.D.

**ACCEPTANCE BY REGISTERED AGENT**

HAVING BEEN NAMED TO ACCEPT SERVICE OF PROCESS FOR THE ABOVE STATED NOT-FOR-PROFIT CORPORATION, AT THE PLACE DESIGNATED IN ARTICLE XIII OF THESE ARTICLES OF INCORPORATION, THE UNDERSIGNED HEREBY AGREES TO ACT IN THIS CAPACITY, AND FURTHER AGREES TO COMPLY WITH THE PROVISIONS OF ALL STATUTES RELATIVE TO THE PROPER AND COMPLETE DISCHARGE OF HIS DUTIES.

DATED THIS 17 DAY OF May, 2000.

  
\_\_\_\_\_  
GARY A. POLIAKOFF, J.D.  
(Registered Agent)

05/16/00

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**ARTICLES OF AMENDMENT  
TO  
ARTICLES OF INCORPORATION  
OF  
SOMERSET CONDOMINIUM NO. SIX, INC.**

Pursuant to the provisions of section 617.1006, Florida Statutes, the undersigned corporation adopts the following articles of amendment to its articles of incorporation.

FIRST: Amendment(s) adopted: see attached Amended and Restated Articles of Incorporation.

SECOND: The date of adoption of the amendment(s) was: March 19, 2000

THIRD: Adoption of Amendment (Check One)

The amendments were adopted by the members and the number of votes cast for the amendment was sufficient for approval.

There are no members or members entitled to vote on the amendment. The amendment(s) was (were) adopted by the Board of Directors.

Dated 6-5-2000

SOMERSET CONDOMINIUM NO. SIX, INC.

BY: \_\_\_\_\_

Philip Dickens, President