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FLORIDA NON-PROFIT CORPORATION

FOURTH GULFSTREAM GARDEN APARTMENTS CONDOMINIUM, INC

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DIVISION OF CORPORATIONS

ARTICLES OF INCORPORATION
OF
FOURTH GULFSTREAM GARDEN APARTMENTS CONDOMINIUM, INC.

(A Corporation Not for Profit)

In order to form a corporation under and in accordance with the provisions of the laws of the State of Florida for the Formation of Corporations Not for Profit, we, the undersigned, hereby associate ourselves into a corporation for the purpose and with the powers hereinafter mentioned, and to that end we do, by these Articles of Incorporation, set forth:

I.

NAME

The name of the corporation shall be:

FOURTH GULFSTREAM GARDEN APARTMENTS CONDOMINIUM, INC.

II.

PURPOSE

The purpose and objects of the corporation shall be to administer the operation and management of FOURTH GULFSTREAM GARDEN APARTMENTS CONDOMINIUM, an apartment project and residential condominium, established in accordance with the laws of the State of Florida upon the following described property situate, lying and being in Broward County, Florida, to-wit:

That part of Outlot 8, TOWN OF HALLANDALE, in Section 27, township 51 South, Range 42 East, according to the Plat thereof, recorded in Plat Book "B" page 13, Dade County Records, more particularly described as follows:

From the Northwest corner of said Outlot 8, run Easterly and along the North line of Outlot 8 a distance of 970.87 feet to the Point of Beginning. Thence continue the last described course a distance of 212.38 feet; thence run Southerly and parallel with the West line of Outlot 8 a distance of 150.0 feet; Thence run Westerly and parallel with the North line of Outlot 8 a distance of 45.0 feet; Thence run Southerly and parallel with the West line of Outlot 8 a distance of 235.64 feet; Thence run Easterly and parallel with the South line of Outlot 8 a distance of 43.33 feet to a point on the Westerly right-of-way of Old Federal Highway; Thence run Southwesterly and along the right-of-way of Old Federal Highway an arc distance of 95.22 feet to a point of intersection with the Northerly right-of-way of Southeast Third Street; Thence run Westerly and along said Northerly right-of-way of Southeast Third Street a distance of 167.38 feet; Thence run Northerly and parallel with the West line of Outlot 8 a distance of 142.50 feet; Thence run Westerly and parallel with the South line of Outlot 8 a distance of 34.87 feet; Thence run Northerly and parallel with the West line of Outlot 8 a distance of 185.0 feet; Thence run Easterly and parallel with the North line of Outlot 8 a distance of 8.22 feet; Thence run Northerly and parallel with the West line of Outlot 8 a distance of 8.50 feet; Thence run Easterly and parallel with the North line of Outlot 8 a distance of 26.65 feet; Thence run Northerly and parallel with the West line of Outlot 8 a distance of 133.99 feet to the Point of Beginning. Said lands situate, lying and being in Broward County, Florida.

and to undertake the performance of the acts and duties incident to the administration of the operation and management of said FOURTH GULFSTREAM GARDEN APARTMENTS CONDOMINIUM in accordance with the terms, provisions, conditions, and authorizations contained in the formal Declaration of Condominium which have been recorded in the Public Records of Broward County, Florida and the improvements now situate thereon; and to own, operate, lease, sell, trade and otherwise deal with such property, whether real or personal, as may be necessary or convenient in the administration of said FOURTH GULFSTREAM GARDEN APARTMENTS CONDOMINIUM. The Corporation shall be conducted as a non-profit organization for the benefit of its members, under the provisions of Chapter 617, Florida Statutes, and Chapter 718, Florida Statutes (the "Condominium Act"), and as the same may be amended from time to time.

III.

POWERS

The Corporation shall have the following powers:

1. The Corporation shall have all of the powers and privileges granted to Corporations

Not for Profit under the law pursuant to which this Corporation is chartered, and all of the powers and privileges which may be granted unto said Corporation or exercised by it under any other applicable laws of the State of Florida including the Condominium Act.

2. The Corporation shall have all of the powers reasonably necessary to implement and effectuate the purposes of the Corporation, including but not limited to the following:

(a) To make and establish reasonable rules and regulations governing the use of CONDOMINIUM UNITS and COMMON ELEMENTS in FOURTH GULFSTREAM GARDEN APARTMENTS CONDOMINIUM as said terms may be defined in said Declaration of Condominium to be recorded;

(b) To levy and collect assessments against members of the Corporation to defray the Common expenses of the Condominium, as may be provided in said Declaration of Condominium, and in the By-Laws of this Corporation which have been and may be hereafter adopted, including the right to levy and collect assessments for the purposes of acquiring, operating, leasing, managing and otherwise trading and dealing with such property, whether real or personal, including CONDOMINIUM UNITS in FOURTH GULFSTREAM GARDEN APARTMENTS CONDOMINIUM, which may be necessary or convenient in the operation and management of FOURTH GULFSTREAM GARDEN APARTMENTS CONDOMINIUM, and in accomplishing the purposes set forth in said Declaration of Condominium;

(c) To maintain, repair, replace, operate and manage FOURTH GULFSTREAM GARDEN APARTMENTS CONDOMINIUM and the property comprising the same, including the right to reconstruct improvements after casualty and to make further

improvements of the Condominium property;

(d) To contract for the management of FOURTH GULFSTREAM GARDEN APARTMENTS CONDOMINIUM and to delegate to such contractor all of the powers and duties of the Association, except those which may be required by the Declaration of Condominium and the Condominium Act to have approval of the Board of Directors or membership of the Corporation;

(e) To enforce the provisions of said Declaration of Condominium, these Articles of Incorporation, the By-Laws of the Corporation, and the rules and regulations governing the use of FOURTH GULFSTREAM GARDEN APARTMENTS CONDOMINIUM, as same may have been and may be established;

(f) To now or hereafter acquire and enter into leases and agreements of every nature, whereby the Corporation acquires leaseholds, memberships and other possessory or use interests in lands or facilities, including recreational and communal facilities, whether or not contiguous to lands of FOURTH GULFSTREAM GARDEN APARTMENTS CONDOMINIUM, to provide enjoyment, recreation, or other use or benefit to the owners of CONDOMINIUM UNITS, all as may be deemed by the Board of Directors to be in the best interests of the Corporation; and

(g) To exercise, undertake and accomplish all of the rights, duties and obligations which may be granted to or imposed upon the Corporation pursuant to the Declaration of Condominium aforementioned and the Condominium Act.

IV.

MEMBERS

The qualification of members, the manner of their admission to membership, the termination of such membership and voting by members shall be as follows:

1. The record owners of all condominium parcels in the Condominium shall be members of the Association, and no other persons or entities shall be entitled to membership.

2. Membership shall be established by the acquisition of ownership of fee simple title to, fee interest in, or life estate in a condominium parcel in the Condominium, whether by conveyance, devise, judicial decree, operation of law, 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.

3. 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 can not be assigned, hypothecated, or transferred in any manner, except as an appurtenance to the unit in the condominium.

4. On all matters upon which the membership shall be entitled to vote, there shall be one vote for each condominium parcel, which vote may be exercised or cast in such manner as may be provided in the By-Laws of the Association. Any person or entity owning more than

one apartment shall be entitled to one vote for each apartment owned.

V.

TERM

The term for which this Association is to exist shall be perpetual.

VI.

SUBSCRIBERS

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

<u>Name</u>	<u>Address</u>
M. Lorraine Albeke	410 SE 2 nd Street, #304, Hallandale, FL
Henry Sadowski	410 SE 2 nd Street, #302, Hallandale, FL
Muriel Finger	410 SE 2 nd Street, #119, Hallandale, FL
Lorraine Sadowski	410 SE 2 nd Street, #302, Hallandale, FL

VII.

BOARD OF DIRECTORS

The affairs of the Association will be managed by a board consisting of the number of directors determined by the By-Laws, but not less than three directors, and in the absence of such determination shall consist of three directors.

Directors of the Association shall be elected at the annual meeting of the members in the manner determined by law. The directors named in these articles shall serve until the election of directors, and any vacancies in their number occurring before the election shall be filled by the remaining directors.

The names and addresses of the members of the board of directors, who shall hold office until their successors are elected and have qualified, or until removed, are as follows:

<u>Name</u>	<u>Address</u>
M. Lorraine Albeke	410 SE 2 nd Street, #304, Hallandale, FL
James Bruggeman	410 SE 2 nd Street, #116, Hallandale, FL
Frank Collier	410 SE 2 nd Street, #323, Hallandale, FL
Muriel Finger	410 SE 2 nd Street, #119, Hallandale, FL
Leon Harris	410 SE 2 nd Street, #205, Hallandale, FL
Henry Sadowski	410 SE 2 nd Street, #302, Hallandale, FL
Lorraine Sadowski	410 SE 2 nd Street, #302, Hallandale, FL

VIII.

OFFICERS

The affairs of the Association shall be managed by the President of the Association, assisted by the Vice-President, Secretary and Treasurer, and, if any, the Assistant Secretary and Assistant Treasurer, subject to the directions of the Board of Directors.

The Board of Directors shall elect the President, Vice-President, Secretary and Treasurer, and as many Assistant Secretaries and Assistant Treasurers as the Board of Directors shall, from time to time, determine. The President, Vice-President, Secretary, and Treasurer shall be elected from among the membership of the Board of Directors, but no other officer need be a Director. The same person may hold offices, the duties of which are not incompatible; provided, however, the office of President and Vice-President shall not be held by the same person, nor shall the office of President and Secretary or Assistant Secretary be held by the same person.

The names and addresses of the officers who are to serve until their successors are designated by the Board of Directors are as follows:

President:	M. Lorraine Albeke	410 SE 2 nd Street, #304, Hallandale, FL
First Vice-President:	Henry Sadowski	410 SE 2 nd Street, #302, Hallandale, FL
Second Vice-President:	Frank Collier	410 SE 2 nd Street, #323, Hallandale, FL
Secretary:	Muriel Finger	410 SE 2 nd Street, #119, Hallandale, FL
Treasurer:	Lorraine Sadowski	410 SE 2 nd Street, #302, Hallandale, FL

IX.

INDEMNIFICATION

Every director and every officer of the Association 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 to which he may be a party, or in which he may become involved, by reason of his being or having been a director or officer of the Association, or any settlement thereof, whether or not he is a director or officer at the time such expenses are incurred, except in such cases wherein the director or officer is adjudged guilty of willful misfeasance or malfeasance in the performance of his duties; provided, that, in the event of a settlement, the indemnification herein shall apply only when the Board of Directors approves such 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 such director or officer may be entitled.

X.**ADDRESS**

The principal office of the Corporation shall be located at 410 S.E. 2nd Street, Hallandale, Florida 33009, but the Corporation may maintain offices and transact business in such other places within or without the State of Florida as may from time to time be designated by the Board of Directors.

XI.**BY-LAWS**

The By-Laws of the Association shall be adopted by the Board of Directors, and may be altered, amended, or rescinded in the manner provided for by the By-Laws.

XII.**AMENDMENTS**

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

1. 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.
2. A resolution for the adoption of a proposed amendment may be proposed either by the Board of Directors or by 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 such approval is delivered to the Secretary at or prior to the meeting. Except as elsewhere provided:

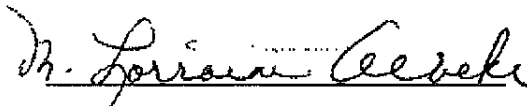
(a) Such approval must be by not less than 66 2/3% of the entire membership of the Board of Directors and by not less than 51% of the votes of the entire membership of the Association; or

(b) By not less than 75% of the votes of the entire membership of the Association.

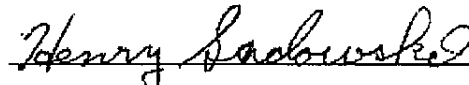
3. Provided, however, that no amendment shall make any changes in the qualifications for membership nor the voting rights of the members, without approval in writing by all members of the Association. No amendment shall be made that is in conflict with the Condominium Act or the Declaration of Condominium.

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

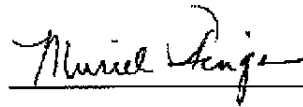
IN WITNESS WHEREOF, the subscribers have affixed their signatures this 28th day of January, 2002.



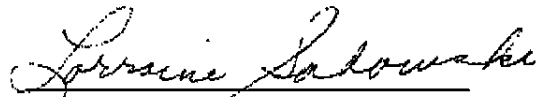
M. Lorraine Albeke



Henry Sadowski



Muriel Finger



Lorraine Sadowski

STATE OF FLORIDA)

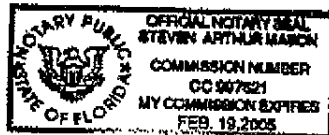
) SS:-

COUNTY OF BROWARD)

BEFORE ME, the undersigned authority, personally appeared M. Lorraine Albeke, Henry Sadowski, Muriel Finger and Lorraine Sadowski, who, after being duly sworn, acknowledged that they executed the foregoing Articles of Incorporation for the purposes expressed in such Articles, this 28th day of January, 2002.


Notary Public, State of Florida at Large

My Commission Expires:



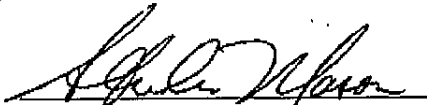
DESIGNATION OF RESIDENT AGENT

In pursuance of Chapter 48.091, Florida Statutes, the following is submitted in compliance with said Act:

That FOURTH GULFSTREAM GARDEN APARTMENTS CONDOMINIUM, INC. desiring to organize under the laws of the State of Florida with its principal office as indicated in the Articles of Incorporation at the City of Hallandale, County of Broward, has named Steven A. Mason, Esq., 3363 Sheridan Street, Suite 201, Hollywood, Broward County, Florida 33021, as its agent to accept service of process within this State.

ACKNOWLEDGMENT:

Having been named to accept service of process for the above stated corporation, at the 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.


Steven A. Mason

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