

Division of Corporations

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**FLORIDA NON-PROFIT CORPORATION**  
**PINEAPPLE VILLAGE TOWNHOMES NORTH HOMEOWNER'S**  
**ASSOCIATION, INC.**

Certificate of Status	0
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**NOT FOR PROFIT ARTICLES OF INCORPORATION**

**OF**

**PINEAPPLE VILLAGE TOWNHOMES NORTH HOMEOWNER'S ASSOCIATION, INC.,**

The undersigned subscriber to these Articles of Incorporation, a natural person, competent to contract, hereby forms a corporation under the laws of the State of Florida.

**ARTICLE I**

**NAME**

The name of the corporation shall be:

**PINEAPPLE VILLAGE TOWNHOMES NORTH HOMEOWNER'S ASSOCIATION, INC.**

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**ARTICLE II**

*Principle business and mailing address*

1701 W. Hillsboro Blvd., Suite 301  
Deerfield Beach, Florida 33442

**ARTICLE III**

**PURPOSE**

The purposes for which the corporation is formed and the business and objects to be carried on and promoted by it are as follows:

- (a) To buy, sell, deal in, lease, hold, subdivide, improve and develop real estate; to establish subdivisions, towns, cities and villages and to dedicate lands for ways, roads, streets, alleys, sidewalks, parkways, parks and other purposes; and to engage in, conduct and carry on any business or undertaking for the improvement of property owned by the corporation or in which it may have an interest.
- (b) To build, purchase, take, receive, lease or otherwise acquire, own, hold, use, maintain, alter, repair and improve, sell, convey, mortgage, pledge, lease, exchange, transfer and otherwise dispose of buildings, structures, works and improvements of all kinds; to plan, establish, furnish, decorate, equip, improve,

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maintain, lease, sublease, sell, convey, exchange and transfer space, offices, rooms, suites and apartments; and to manufacture, purchase or otherwise acquire, own, use, install, maintain, repair, operate and deal in and with, and sell, mortgage, pledge, lease, or otherwise dispose of fixtures, improvements and furnishings of all kinds and any articles, materials, machinery, equipment and property used for or in connection with any business or property of the corporation.

- (c) To borrow money and issue evidence of indebtedness in furtherance of any or all of the objects of its business; to secure the same by mortgage, deeds of trust, pledge or other lien; or the assumption thereof.
- (d) To enter into, perform and carry out contracts of any kind necessary to or in connection with or incidental to the accomplishment of any one or more of the purposes of the corporation.
- (e) To transact any and all lawful business for which corporations may be incorporated under Chapter 607, Florida Statutes.
- (f) To engage in any and all lawful acts or activities related to any of the above.

#### ARTICLE IV.

##### ELECTION OF DIRECTORS

The affairs of the Association shall be managed by a Board of Directors consisting of three (3) Directors. So long as Developer shall have the right to appoint a majority of the Board of Directors, Directors need not be members of the Association and need not be residents of the State of Florida. Developer may, in its discretion, permit the election by the Members of one (1) Member of the Board of Directors prior to the date on which Developer is obligated to turn over control of the Association to the Members. In addition, Developer, in its sole discretion, may turn over additional seats on the Board of Directors so that Members may elect Directors to those seats prior to the time that turn over of control by Developer is required. Developer shall have the rights to appoint all of the Directors to the Board of Directors until sixty (60) days subsequent to the date on which the Developer no longer owns at least one (1) Lot or any property in Pineapple Village Townhomes North. All Directors appointed by the Developer shall serve at the pleasure of the Developer and may be removed from office, and a successor Director may be appointed at any time by the Developer. At the first annual election to

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the Board of Directors where Directors are elected by the Members, the term of office of the elected Director receiving the highest plurality of votes shall be established at two (2) years, with the other elected Director to serve for a term of one (1) year. The election shall be by plurality vote. All Directors shall hold office until the election of new Directors at the next annual meeting or resignation of said Director. Each year thereafter, as many Directors shall be elected and appointed, as the case may be, as there are regular terms of office of Directors expiring at such time and the term of the Directors so elected or appointed at each annual election shall be for two (2) years existing at the second (2<sup>nd</sup>) annual election following their election, and thereafter until their successors are duly elected and qualified, or until removed from office with or without cause by the affirmative vote of majority of the Members which elected or appointed them. Any Directors appointed by the Class B Member shall serve at the pleasure of the Class B Member, and may be removed from office, and a successor Director may be appointed, at any time by the Class B Member.

**ARTICLE V.**

**DIRECTORS**

This corporation shall have not less than 1 nor more than 5 directors, as set forth in the ByLaws. The names and street addresses of the first Board of Directors of this corporation who, subject to these Articles of Incorporation, ByLaws of this corporation, and the laws of the State of Florida, shall hold office until their successors have been elected and qualified are:

<u>Name</u>	<u>Street Address</u>
Richard Downing	1216 Tangelo Isle, Ft. Lauderdale, Florida
Larry Gory	4934 Southwest Lakegrove Circle, Palm City, Florida
Linda Downing	1216 Tangelo Isle, Ft. Lauderdale, Florida

**ARTICLE VI.**

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REGISTERED AGENT AND REGISTERED OFFICE

The Registered Agent for the corporation shall be PETER B. WEINTRAUB, and the Registered Office shall be located at:

1701 W. Hillsboro Blvd., Suite 301  
Deerfield Beach, Florida 33442

or such other person or place as the Board of Directors shall from time to time direct, with appropriate notice being given to the Secretary of State in accordance with law.

**ARTICLE VI.**

SUBSCRIBER

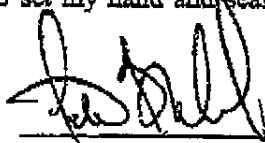
The name and street address of the subscriber to the Articles of Incorporation is: PETER B. WEINTRAUB, 1701 W. Hillsboro Blvd., Suite 301, Deerfield Beach, Florida 33442.

**ARTICLE VII.**

AMENDMENT

These Articles of Incorporation may be amended in the manner provided by law.

IN WITNESS WHEREOF, I have hereunto set my hand and seal at Deerfield Beach, Broward County, Florida, this 15 day of October, 2002.

  
\_\_\_\_\_  
PETER B. WEINTRAUB

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**CERTIFICATE ACCEPTING DESIGNATION**

**AS**

**REGISTERED AGENT**

I HEREBY CERTIFY that I have accepted the designation as Registered Agent of Pineapple Village Townhomes North Homeowners Association, Inc., and agree to serve as its agent to accept service to process within this State at its Registered Office.



PETER B. WEINTRAUB

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TALLAHASSEE, FLORIDA

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STATE OF FLORIDA )  
COUNTY OF BROWARD ) ss:

BEFORE ME, the undersigned authority, this day personally appeared PETER B. WEINTRAUB, to me well known and known to me to be the individual described in and who executed the foregoing Not for Profit Articles of Incorporation of Pineapple Village Townhomes North Homeowners Association, Inc. and he acknowledged before me that he signed and executed the same for the purposes herein set forth.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal at Deerfield Beach, Broward.

County, Florida, this 15 day of October, 2002

*Brittney Christian*  
\_\_\_\_\_  
Notary Public

