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BASIC AMENDMENT

VICTORIA I TOWNHOMES' ASSOCIATION, INC.

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FLORIDA DEPARTMENT OF STATE
Glenda E. Hood
Secretary of State

January 28, 2004

VICTORIA I TOWNHOMES' ASSOCIATION, INC.
1901 HARRISON ST.
HOLLYWOOD, FL 33020

SUBJECT: VICTORIA I TOWNHOMES' ASSOCIATION, INC.
REF: N03000010405

We received your electronically transmitted document. However, the document has not been filed. Please make the following corrections and refile the complete document, including the electronic filing cover sheet.

A certificate must accompany the Restated Articles of Incorporation setting forth one of the following statements: (1) The restatement was adopted by the board of directors and does not contain any amendments requiring member approval; OR (2) If the restatement contains an amendment requiring member approval, the date of adoption of the amendment by the members and a statement that the number of votes cast for the amendment was sufficient for approval.

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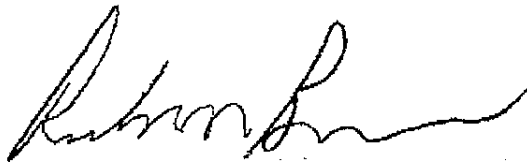
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Division of Corporations - P.O. BOX 6327 -Tallahassee, Florida 32314

**CERTIFICATE REGARDING RESTATED
ARTICLES OF INCORPORATION FOR
VICTORIA I TOWNHOMES' ASSOCIATION, INC.**

The undersigned hereby certifies that the attached Amended and Restated Articles of Incorporation of Victoria I Townhomes' Association, Inc was adopted by the Board of Directors and does not contain any amendments requiring member approval.



RICHARD M. BRENNER
Attorney for Victoria I Townhomes'
Association, Inc.
9200 S. Dadeland Blvd., Suite 509
Miami, FL 33156

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AMENDED AND RESTATED ARTICLES OF INCORPORATION

OF

VICTORIA I TOWNHOMES' ASSOCIATION, INC.

(a Florida corporation not for profit)

We, the undersigned being the incorporators, officers and directors of the Corporation hereby files this Amended and Restated Articles of Incorporation of Victoria I Townhomes' Association, Inc. which was filed with the State of Florida December 1, 2003 under document number N03000010405 and states as follows:

ARTICLE I - NAME

The name of this corporation is VICTORIA I TOWNHOMES' ASSOCIATION, INC. For convenience, the corporation shall hereinafter be referred to as the "Association".

**ARTICLE II
PURPOSES AND POWERS**

The purposes for which this corporation is formed are as follows:

Section 1. To be the "Association" as defined in the Homeowners' Association (Chapter 720 Florida Statutes) of the Statutes of the State of Florida, and as such to established and collect assessments from the unit owners and the members for the purpose of operating, maintaining, preparing, improving, reconstructing and administering the Community known as Victoria I Townhomes' pursuant to a Declaration of Easements, Covenants, Conditions and Restrictions of Victoria I Townhomes (hereinafter referred to as "Declaration") as hereinafter defined.

Section 2. To carry out the duties and obligations and receive the benefits given the ASSOCIATION:

- a. by the Declaration for VICTORIA I TOWNHOMES';
- b. by the Homeowners' Association (hereinafter referred to as "Act"); and
- c. otherwise provided by law.

Section 3. To establish By-laws for the operation of the Community providing for the form of administration and rules and regulations for governing the ASSOCIATION, and to enforce the provisions of the Act, the DECLARATION and exhibits thereto, these Articles and the By-laws of the ASSOCIATION.

Section 4. To contract for the management of the Community and to delegate to such party such powers and duties of the ASSOCIATION as permitted by law.

Section 5. For any lawful purpose. To accomplish the foregoing purposes, the corporation shall have all corporate powers permitted under Florida law, including, but not limited to, the capacity to contract, bring suit and be sued, and those provided by the Act.

ARTICLE III
MEMBERS

Section 1. The members of the ASSOCIATION shall consist of the record owners of residential Units within VICTORIA I TOWNHOMES (hereinafter referred to as the "Community"). Provided, however, that pursuant to the DECLARATION, the approval of the ASSOCIATION must be obtained prior to becoming a member. After receiving such approval as may be required under the DECLARATION, change of membership to the ASSOCIATION shall be established by recording in the Public Records of the County in which the Community is located a Deed or other instrument establishing record title to a Unit and the delivery to the Association of a copy of such instrument. Such membership shall automatically terminate when such person is no longer the owner of a Unit. Membership certificates are not required and shall need not be issued.

On all matters upon which the membership shall be entitled to vote, there shall be only one (1) vote for each Unit, which vote shall be exercised by the Unit Owner in accordance with the provisions of the DECLARATION and By-laws. Until the Declaration is recorded in the Public Records of Broward County, Florida, the members of the ASSOCIATION shall be comprised of the Developer its successors, grantees and assigns. When the Property is formally submitted to townhouse ownership by recording in the Public Records of Broward County, Florida, the Declaration, the Developer shall exercise the membership rights of a Unit until title to the Unit is transferred, unless expressly otherwise provided in the Declaration or in the By-laws.

Section 2. The shares of a member in the funds and assets of the ASSOCIATION cannot be assigned, apothecated or transferred in any manner except as an appurtenance to a unit.

Section 3. Subject to the foregoing, admission to and termination of membership shall be governed by the DECLARATION.

ARTICLE IV
EXISTENCE

The corporation shall have perpetual existence.

ARTICLE V
SUBSCRIBERS AND DIRECTORS

The names and residences of subscribers to these Articles of Incorporation who still constitute the initial Directors of the Association, are as follows:

MARIO SUJOY	1901 Harrison Street Hollywood, FL 33020
CRISTINA SUJOY	1901 Harrison Street Hollywood, FL 33020
IVAN SUJOY	1901 Harrison Street

Hollywood, FL 33020

ARTICLE VI
DIRECTORS

Section 1. The affairs of the corporation shall be managed and governed by a Board of Directors composed of not less than three (3) nor more than nine (9) persons. The first Board of Directors shall consist of three (3) persons hereinafter named, and in the future, the name and numbers of Directors will be determined from time to time in accordance with the provisions of the By-laws of the corporation.

Section 2. Directors shall be elected by the voting members in accordance with the By-laws at the regular annual meeting of the membership of the corporation or at any special meeting called for the purpose of electing one (1) or more Unit Owners other than the Developer in accordance with the DECLARATION and the By-laws. Directors shall be elected to serve for a term of one (1) year, or until the next meeting of the members called for the purpose of electing directors. In the event of a vacancy, the elected Directors may appoint an additional Director to serve for the balance of said term.

Section 3. All officers shall be elected by the Board of Directors in accordance with the By-laws. The Board of Directors shall elect from among the members a President, Treasurer and Secretary and such other officers as shall be elected from among the membership of the Association, but no officer need be a Director.

ARTICLE VII
OFFICERS, INITIAL OFFICE AND REGISTERED AGENT

Subject to the direction of the Board of Directors, the affairs of the ASSOCIATION shall be administered by the officers who shall serve at the pleasure of the Board of Directors. The names of the officers who shall serve until the election following the First Annual Meeting of the Board of Directors are as follows:

<u>NAME</u>	<u>TITLE</u>
MARIO SUJOY	President
CRISTINA SUJOY	Secretary
IVAN SUJOY	Treasurer

The Street address of the initial office of this Corporation is 1901 Harrison Street, Hollywood, FL 33020, and the name of the initial resident agent is Mario Sujoy of this corporation at that address is 1901 Harrison Street, Hollywood, FL 33020.

ARTICLE VIII
BY-LAWS

The By-laws of this Corporation shall be adopted by the first Board of Directors, and attached to the Declaration to be filed in the Public Records of the County in which the Property is located, which By-laws may be altered, amended or rescinded in the manner provided for in the By-laws.

ARTICLE IX
AMENDMENTS

Section 1. Amendments to these Articles of Incorporation may be proposed by the Board of Directors or by a majority of the voting members. Such proposals shall set forth the proposed alteration, amendment or rescission in writing and shall be filed by the Board of Directors or by a majority of the members and delivered to the President, who shall thereupon call a special meeting of the ASSOCIATION, the notice of which shall be given in the manner provided by the By-laws. An affirmative vote of sixty-seven (67%) percent of all members of the ASSOCIATION shall be required for the requested alteration, amendment or rescission to be approved. Notwithstanding the foregoing provisions of this Article X, no amendment to these Articles shall abridge, amend or alter the rights of the Developer or may be adopted or become effective without the proper written consent of the Developer.

Section 2. Any voting member may waive any or all of the requirements as to notice of the meeting or proposals for alteration, amendment or rescission of these Articles, either before, at or after a membership meeting at which a vote is taken to amend, alter or rescind these Articles in whole or in part.

ARTICLE X
INDEMNIFICATION

Every officer and every Director of the ASSOCIATION including those designated by the Developers, 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 thereof, to which he may be made a party, or in which he may become involved, by reason of his being or having been a Director or officer of the ASSOCIATION, whether or not he 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 is being made 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.

ARTICLE XI
TITLES

The titles to the Articles contained herein are for convenience purposes only and shall not be considered in the interpretation or the meaning of the provisions of these Articles of Incorporation.

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IN WITNESS WHEREOF, the subscribers hereto have hereunto set their hands and seals this 23 day of January, 2004.

Signed, sealed, delivered in the presence of
Witnesses as to all

[Signature]
Signature
Clara del Risco
Print name
[Signature]
Signature
Clara del Risco
Print name

[Signature]
MARIO SUJOY, Incorporator
[Signature]
CRISTINA SUJOY
[Signature]
IVAN SUJOY

STATE OF FLORIDA)
)ss.
COUNTY OF MIAMI-DADE)

BEFORE ME, a Notary Public authorized to take acknowledgments in the State and County set forth above, personally appeared Mario Sujoy, Cristina Sujoy, and Ivan Sujoy, personally known to me or who produced *FL Drivers License* as identification being the person who executed the foregoing Articles of Incorporation, and he acknowledged before me that they executed these Articles of Incorporation.

IN WITNESS WHEREOF, I have set my hand and seal in the State and County above, this 23 day of January, 2004.

[Signature]
NOTARY PUBLIC, State of Florida
My Commission Expires:



Clara del Risco
Commission # DD189984
Expires March 7, 2007
Bonded Thru
Atlantic Bonding Co., Inc.

Forms/Art.Incor.Victoria 1-2.doc

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