

N04000001428

(Requestor's Name)

(Address)

(Address)

(City/State/Zip/Phone #)

☐ PICK-UP

☐ WAIT

☐ MAIL

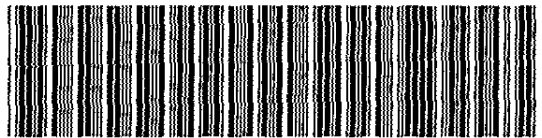
(Business Entity Name)

(Document Number)

Certified Copies _____ Certificates of Status _____

Special Instructions to Filing Officer:

Office Use Only



500029596795

03/01/04--01067--010 **35.00

FILED

04 MAR 18 PM 12:01

SECRETARY OF STATE
TALLAHASSEE, FLORIDA

Amund & Rest & N.C.

Q. Gonzalez MAR 18 2004

LAW OFFICES
LES H. STEVENS, P.A.
4512 NORTH FLAGLER DRIVE
SUITE 201
WEST PALM BEACH, FLORIDA 33407
Telephone: (561) 840-8008
Facsimile: (561) 840-8929
E-Mail: lesstevens@earthlink.net

February 26, 2004

Via UPS Next Day Air
Secretary of State
Division of Corporations
409 East Gaines Street
Tallahassee, Florida 32399

RE: LHI Cocoa Corp./Articles of Incorporation
Our File No. 03-067

Gentlemen:

Enclosed is the Original and two (2) sets of the Amended and Restated Articles of Incorporation for the above-referenced company, along with this firm's check in the sum of \$35.00, which represents the filing fee and fee for providing a certified copy of the filed document.

Please forward the Certificate of Incorporation to this office as soon as practicable. I have enclosed a UPS Airbill for your convenience.

Thank you for your assistance in this matter.

Very truly yours,


Les H. Stevens

LHS/ns
enclosures (check)

LAW OFFICES
LES H. STEVENS, P.A.
4512 NORTH FLAGLER DRIVE
SUITE 201
WEST PALM BEACH, FLORIDA 33407
Telephone: (561) 840-8008
Facsimile: (561) 840-8929
E-Mail: lesstevens@earthlink.net

March 17, 2004

Via UPS Next Day Air
Secretary of State
Division of Corporations
Attention: Cheryl Coulliette
409 East Gaines Street
Tallahassee, Florida 32399

RECEIVED
04 MAR 18 AM 11:14
DIVISION OF CORPORATIONS

RE: LHI Cocoa Corp./ Certificate of Amendment
Our File No. 03-067

Dear Ms. Coulliette:

In furtherance of our recent telephone conversation, enclosed are three (3) sets of the Amended and Re-Stated Articles of Incorporation for the above-referenced company, along the original Certificate of Amendment reflecting passage of same as required by the Declaration.

Please forward the Certificate of Amendment to this office as soon as practicable. I have enclosed a UPS Airbill for your convenience.

Thank you for your assistance in this matter.

Very truly yours,


Les H. Stevens

LHS/ns
enclosures



FLORIDA DEPARTMENT OF STATE
Glenda E. Hood
Secretary of State

March 8, 2004

LES H. STEVENS, P.A.
4512 NORTH FLAGER DR.
STE. 201
WEST PALM BEACH, FL 33407

SUBJECT: COCOA COMMERCE CENTER CONDOMINIUM ASSOCIATION,
INC.
Ref. Number: N04000001428

We have received your document for COCOA COMMERCE CENTER CONDOMINIUM ASSOCIATION, INC. and check(s) totaling \$35.00. However, the enclosed document has not been filed and is being returned to you for the following reason(s):

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.

Please return your document, along with a copy of this letter, within 60 days or your filing will be considered abandoned.

If you have any questions concerning the filing of your document, please call (850) 245-6903.

Cheryl Coulliette
Document Specialist

Letter Number: 104A00015192

THIS INSTRUMENT PREPARED BY:
RECORD AND RETURN TO:
LES H. STEVENS, ESQUIRE
STRACHER & STEVENS, P.A.
6363 NW 6TH WAY
SUITE 420
FORT LAUDERDALE, FLORIDA 33309

CFN:2004065425 03-03-2004 10:51 am
OR Book/Page: 5215 / 0781

Scott Ellis

Clerk Of Courts, Brevard County

#Pgs: 3 #Names: 2
Trust: 2.00 Rec: 13.00 Serv: 1.00
Deed: 0.00 Excise: 0.00
Mtg: 0.00 Int Tax: 0.00

FILED
04 MAR 18 PM 12:01
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

[ABOVE THIS LINE FOR RECORDING INFORMATION]

**CERTIFICATE OF AMENDMENT TO THE DECLARATION OF CONDOMINIUM
OF COCOA COMMERCIAL CENTER, A CONDOMINIUM**

THIS CERTIFICATE OF AMENDMENT TO THE DECLARATION OF CONDOMINIUM ("Amendment"), is made this 26 day of February, 2004 by the COCOA COMMERCIAL CENTER CONDOMINIUM ASSOCIATION, INC., a Florida corporation not-for-profit ("Association") and LHI COCOA CORP., a Florida corporation ("Declarant").

WITNESSETH:

WHEREAS, the Members are subject to the Declaration of Condominium recorded in Official Records Book 5207, Page 1833 of the Public Records of Brevard County, Florida ("Declaration") and

WHEREAS, the Association is the Association as such term is defined in the Declaration; and

WHEREAS, pursuant to Article 23 of the Declaration, the Declaration may be amended by approval by sixty-six and two-thirds percent (66-2/3%) of the Percentage of Ownership of the Unit Owners entitled to vote; and

WHEREAS, the Board of Directors at their meeting on February 26, 2004 approved the amendments to the Declaration as more particularly described herein; and

WHEREAS, the greater than the required Percentage of Ownership of the Unit Owners approved the amendments to the Declaration as more particularly described herein; and

WHEREAS, pursuant to Article 23.1.4, any amendment which may affect the rights of the Declarant must be approved by the Declarant; and

WHEREAS, a scrivener's error had been found in the Articles of Incorporation attached to the Declaration as Exhibit "C" and to the Bylaws of the Association attached to the Declaration as Exhibit "D", wherein the name of the Association should read "**Cocoa Commercial Center Condominium Association, Inc.**"

NOW THEREFORE, the President and Secretary of the Association hereby certify the following:

1. A meeting duly called and noticed for the purpose of amending the Declaration was held on the 26th day of February, 2004, in accordance with the Declaration, the Articles and the Bylaws of the Association.

2. That at said meeting, Consents were given from Percentage of Ownership of the Unit Owners representing greater than sixty-six and two-thirds percent (66-2/3%) to correct the scrivener's error in Exhibit "C" (Articles of Incorporation" and Exhibit "D" (Bylaws) attached to the Declaration to read as follows:

"All references to Cocoa Commerce Center and/or Cocoa Commerce Center Condominium Association, Inc., are hereby corrected to read **Cocoa Commercial Center** and/or **Cocoa Commercial Center Condominium Association, Inc.**"

3. The adoption of the Amendment appears in the minutes of the Association and said approval is unrevoked.

4. The Declarant hereby grants its consent to the Amendment by affixing its signature to this Certificate.

February IN WITNESS WHEREOF the undersigned has set their hand and seal this 26 day of February, 2004.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

[Signature]
PRINT NAME: LES H. STEVENS

[Signature]
PRINT NAME: ANGELA G. WHIGHAM

COCOA COMMERCIAL CENTER
CONDOMINIUM ASSOCIATION, INC.,
a Florida corporation not-for-profit

BY: [Signature]
Mark May, President

ATTEST: [Signature]
Michael Cove, Secretary

CORPORATE SEAL

[Signature]
PRINT NAME: LES H. STEVENS

[Signature]
PRINT NAME: ANGELA G. WHIGHAM

LHI COCOA CORP., a Florida corporation

BY: [Signature]
Mark May, President



CFN:2004065425

OR Book/Page: 5215 / 0782

CFN:2004065425

OR Book/Page: 5215 / 0783

STATE OF FLORIDA

COUNTY OF Palm Beach) SS

I HEREBY CERTIFY that on this day before me, an officer duly qualified to take acknowledgments, personally appeared Mark May and Michael Cove, President and Secretary, respectively of Cocoa Commercial Center Condominium Association, Inc., a Florida corporation not for profit, and Mark May, as President of LHI Cocoa Corp., a Florida corporation [☒] who are known to me [☐] who have produced _____ as identification to be the person(s) described in and who executed the foregoing instrument, [☐] who took [☒] did not take an oath, and acknowledged before me that they executed the same on behalf of said corporation.

Les H. Stevens WITNESS my hand and official seal in the County and State last aforesaid this 26 day of February, 2004.

Les H. Stevens
NOTARY PUBLIC

STATE OF FLORIDA

Print Name: Les H. Stevens

My Commission Expires:



Les H. Stevens
MY COMMISSION # DD068722 EXPIRES
March 5, 2006
BONDED THRU TROY FAIN INSURANCE, INC.

~~strike-thru~~ - Deletion
bold-double underline - Addition

AMENDED AND RE-STATED ARTICLES OF INCORPORATION
OF

COCOA ~~COMMERGE~~ **COMMERCIAL** CENTER CONDOMINIUM ASSOCIATION, INC.

The undersigned subscribers by these Articles associate themselves for the purpose of forming a corporation not-for-profit pursuant to the laws of the State of Florida and hereby adopt the following Articles of Incorporation:

ARTICLE 1: NAME

The name of the Corporation is COCOA ~~COMMERGE~~ **COMMERCIAL** CENTER CONDOMINIUM ASSOCIATION, INC.

ARTICLE 2: NON-PROFIT

This corporation is incorporated as a corporation not for profit under the provisions of Chapter 607 and 617, Florida Statutes, as amended.

ARTICLE 3: PRINCIPAL OFFICE

The principal office and post office address of the Corporation shall be P.O. Box 6848, West Palm Beach, Florida 33405.

ARTICLE 4: REGISTERED AGENT

The street address of the registered office of this Corporation is 4512 North Flagler Drive, Suite 201, West Palm Beach, Florida, and the name of the registered agent of this Corporation at that address is Mark R. May.

ARTICLE 5: PURPOSE

The purpose for which this Corporation is organized is to act as a condominium association on behalf of its members collectively and their governing body with respect to the administration, maintenance, repair and replacement of certain property which has been or will be submitted to the provision of the Condominium Act of the State of Florida to be known as COCOA ~~COMMERGE~~ **COMMERCIAL** CENTER, A CONDOMINIUM, and as such to own and acquire any estate or interest or rights therein or appurtenant thereto and any and all personal property in connection therewith as may be incidental or necessary to such purpose, all on a not-for-profit basis.

ARTICLE 6: TERM OF EXISTENCE

The term for which this Corporation is to exist is perpetual unless the Condominium is terminated pursuant to the provisions of the Declaration of Condominium of COCOA ~~COMMERGE~~

COMMERCIAL CENTER, A CONDOMINIUM or pursuant to the relevant provisions of the Florida Statutes. Any such dissolution shall be pursuant to the terms of the Declaration of Condominium.

ARTICLE 7: MEMBERS

7.1 MEMBERSHIP. The members of this Corporation shall consist of all of the record owners of the Condominium Units in the Condominium. Until the recording of the Declaration of Condominium submitting the property to condominium ownership, the members shall consist of the incorporators. After termination of the Condominium the members shall consist of those who were members at the time of such termination and their respective successors and assigns. The Owner of a Condominium Unit in the Condominium shall automatically be and become a member of this Corporation. Membership shall likewise automatically terminate upon sale or transfer of the Unit, whether voluntarily or involuntarily.

7.2 ASSIGNMENT. The share of a Member in the funds and assets of this Corporation cannot be assigned, hypothecated or transferred in any manner except as an appurtenance to the Condominium Unit.

7.3 VOTING. There shall be one person with respect to each Unit who shall be entitled to vote at any meeting of the Association. Such person shall be known, and is hereinafter referred to, as a "Voting Member". If a Unit is owned by more than one person, the Owners of said Unit shall designate one of them as the Voting Member, or in the case of a Corporate Unit Owner, an officer or employee thereof shall be the Voting Member. The designation of the Voting Member shall be made as provided by and subject to the provisions and restrictions set forth in the By-Laws of the Association. A vote of a Condominium Unit is not divisible.

ARTICLE 8: DIRECTORS

8.1 NUMBER; QUALIFICATION. The affairs of the Corporation shall be governed by a Board of Directors which Board will consist of not less than three (3) nor more than nine (9) persons, except that the first Board of Directors shall consist of three (3) persons who need not be members of the Association.

8.2 ELECTION; REMOVAL. With the exception of the initial board, Directors shall be elected from among the Unit Owners. If a Unit owner shall be a corporation, partnership or trust, then an officer, partner or beneficiary of such Unit shall be qualified to be a Director. Election and removal of directors shall be in accordance with the procedure therefor set out in the By-Laws of the Condominium Association. Directors of the Association shall be elected at the annual meeting of the members in the manner determined in the By-Laws.

8.3 POWERS. The Board of Directors shall have all the powers and duties necessary for the administration of the affairs of the Corporation which shall include, but shall not be limited to, all the powers and duties referred to in the Declaration as well as in the Statutes of the State of Florida respecting a corporation not for profit. In addition, the Board of Directors shall have all the powers granted to it under the Condominium Act of the State of Florida.

8.4 INITIAL DIRECTORS. The names and addresses of the initial Board of Directors of the Corporation, each of whom shall serve until their successors are elected and have qualified, or until removed are as follows:

MARK R. MAY
MICHAEL R. KAROSAS
MICHAEL COVE
P.O. Box 6848
West Palm Beach, Florida 33405-6848

The Directors named in this Article shall serve until the first election of Directors, and any vacancies in office occurring before the first election shall be filled by the remaining Directors.

8.5 MAJORITY REPRESENTATION The Board shall consist of three (3) directors during the period that the Declarant is entitled to appoint a majority of the Directors, as hereinafter provided. The Declarant shall have the right to appoint all of the members of the Board of Directors until Unit owners other than the Declarant own fifteen (15%) percent or more of the Percentage of Ownership that will be operated ultimately by the Association. When Unit Owners other than the Declarant own fifteen (15%) percent or more Percentage of Ownership that will be operated ultimately by the Association, the unit owners other than the Declarant shall be entitled to elect not less than one-third (1/3) of the members of the Board of Directors. Unit Owners other than the Declarant are entitled and shall be required to elect not less than a majority of the members of the Board of Directors (a) three (3) years after fifty (50%) percent of the Percentage of Ownership that will be operated ultimately by the Purchasers; (b) three (3) months after ninety (90%) percent of the Percentage of Ownership that will be operated ultimately by the Association have been conveyed to Purchasers; (c) when all of the Units that will be operated ultimately by the Association have been completed, some of them having been conveyed to purchasers, and none of the others are being offered for sale by the Declarant in the ordinary course of business; or (d) when some of the Units have been conveyed to Purchasers, and none of the others are being constructed or offered for sale by the Declarant in the ordinary course of business, whichever occurs first. The Declarant is entitled (but not obligated) to elect at least one (1) member of the Board of Directors as long as the Declarant holds for sale in the ordinary course of business five (5%) percent of the Percentage of Ownership that will be operated ultimately by the Association. For purposes of this Paragraph, Declarant shall mean Declarant, its successors and/or assigns.

8.6 VACANCIES. Directors shall hold office until their successors have been elected and qualified. Vacancies in the Board of Directors may be filled by the remaining Directors and the Director so elected by the remaining Directors shall serve until the next annual meeting or special meeting of the members of the Corporation.

ARTICLE 9: OFFICERS.

9.1 ELECTIONS. The officers of the Corporation shall be a President, a Secretary, a Treasurer, and such assistant to such officers as the Board may deem appropriate, which officers shall be elected at the first meeting of the initial Board of Directors, and at each annual meeting of the Board of Directors and shall hold office until their successors are elected or until they are otherwise removed.

9.2 REMOVAL. Any officer may be removed at any meeting by the affirmative vote of a majority of the Members of the Board of Directors, either with or without cause, and any vacancy in any office may be filled by the Board at any meeting thereof.

9.3 COMPENSATION. The officers shall receive no compensation for their services except as expressly provided by a resolution duly adopted by the Members.

9.4 INITIAL OFFICERS. The names and addresses of the initial officers of the Corporation who shall serve until their successors are designated by the Board of Directors are as follows:

President	MARK R. MAY	P.O. Box 6848 West Palm Beach, Florida 33405-6848
Vice President	MICHAEL R. KAROSAS	P.O. Box 6848 West Palm Beach, Florida 33405-6848
Secretary	MICHAEL COVE	P.O. Box 6848 West Palm Beach, Florida 33405-6848
Treasurer	MICHAEL COVE	P.O. Box 6848 West Palm Beach, Florida 33405-6848

ARTICLE 10: BY-LAWS.

The initial By-Laws of this Corporation are those annexed to the Declaration of Condominium. Such By-Laws, subject to the provisions herein and therein contained, may be altered, amended, or added to in the manner provided for in said initial By-Laws.

ARTICLE 11: AMENDMENTS.

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

11.2 ADOPTION. A resolution for the adoption of a proposed amendment to these Articles of Incorporation may be proposed either by a majority of the Board of Directors or by not less than one-third (1/3) of the Percentage of Ownership 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 providing the approval is delivered to the Secretary at or prior to the meeting. The approval of any amendment permitted to be made to these Articles of Incorporation must be:

(b) After control of the Association is turned over to Unit Owners other than the Declarant by not less than eighty (80%) percent of the Percentage of Ownership of the members of the Association represented at a meeting at which a quorum has been attained; or

(c) By not less than one hundred (100%) percent of the entire Board of Directors.

11.3 LIMITATION. No amendment to these Articles of Incorporation shall make any changes in the qualifications for membership nor in the voting rights or property rights of members of the Association nor any changes to the powers of the Association without the approval in writing of all members and the joinder of all record owners of mortgages upon Units. No amendment shall be made that is in conflict with the Act, the Declaration or the By-Laws nor shall any amendment make any changes which would in any way affect any of the rights, privileges, powers or options herein provided in favor of or reserved to the Declarant, or an affiliate of the Declarant, unless the Declarant shall join in the execution of the amendment. No amendment to this Paragraph 11.3 shall be effective.

11.4 DECLARANT. During the period that the Declarant retains control of the Association, the Declarant may amend these Articles consistent with the provisions of the Declaration allowing certain amendments to be effected by the Declarant alone.

11.5 RECORDING. A copy of each amendment shall be filed with the Secretary of State pursuant to the provisions of the applicable Florida law and a copy certified by the Secretary of State shall be recorded in the Public Records of Palm Beach County, Florida.

ARTICLE 12: DISTRIBUTION

The Corporation shall not have or issue shares of stock. No dividend shall be paid, and no part of the income of the Corporation shall be distributed to its Members, Directors or Officers. The Corporation may pay compensation in a reasonable amount to its Members, Directors and Officers for services rendered, may confer benefits upon its Members in conformity with its purposes, and upon dissolution or final liquidation may make distributions to its Members, and no such payment, benefit or distribution shall be deemed to be a dividend or a distribution of income.

ARTICLE 13: TERMINATION

In the event of the termination of said Condominium under the provisions of Chapter 718, Florida Statutes, as amended from time to time, or pursuant to the aforesaid Declaration of Condominium, the distributive share to each Unit Owner shall be determined in accordance with the provisions of said Declaration of Condominium.

ARTICLE 14: ACCOUNTING RECORDS

The Corporation shall maintain accounting records according to good accounting practices which shall be open to inspection by Unit Owners at reasonable times, and written summaries of which shall be supplied at least annually to Unit Owners. Such records shall include:

14.1 A record of all receipts and expenditures.

14.2 An account for each Unit which shall designate the name and address of the Unit Owner, the amount of each assessment, the dates and amounts in which the assessments come due, the amounts paid upon the account and the balance due.

14.3 All other records required to be maintained under Fla. Stat. 718.111.

ARTICLE 15: POWERS.

15.1 GENERAL POWERS. The Corporation shall have all the powers listed below together with those powers conferred by the aforesaid Declaration of Condominium, the Articles of Incorporation, and any and all lawful By-Laws of the Corporation. These shall include, but shall not be limited to the power to:

(a) Have succession by its corporate name for the period not forth in its Articles of Incorporation.

(b) Sue and be sued and appear and defend in all actions and proceedings in its corporate name to the same extent as a natural person.

(c) Adopt and use a common corporate seal and alter the same; provided, however, that such seal shall always contain the words "corporation not for profit".

(d) Elect or appoint such officers and agents as its affairs shall require and allow them reasonable compensation.

(e) Adopt, change, amend and repeal By-Laws, not inconsistent with law or its Articles of Incorporation, for the administration of the affairs of the corporation and the exercise of its corporate powers.

(f) Increase or decrease, by a vote of its members cast as the By-Laws may direct, the number of its directors, managers or trustees so that the number, except as to the initial Board of Directors, shall not be less than three (3) but no more than nine (9).

(g) Make contracts and incur liabilities, borrow money at such rates of interest as the Corporation may determine, issue its notes, bonds and other obligations, and secure any of its obligations by mortgage and pledge of all or any of its property, franchises or income.

(h) Conduct its affairs, carry on its operations, and have offices and exercise its powers in any state, territory, district, or possession of the United States or any foreign country.

(i) Purchase, take, receive, lease, take by gift, devise or bequest, or otherwise acquire, own, hold, improve, use or otherwise deal in and with real or personal property, or any interest therein, wherever situated.

(j) Sell, convey, mortgage, pledge, lease, exchange, transfer or otherwise dispose of all or any part of its property and assets.

(k) Lend money for its corporate purposes, invest and reinvest its funds, and take and hold real and personal property as security for the payment of funds so loaned or invested.

(l) Make donations for the public welfare or for religious, charitable, scientific, educational or other similar purposes.

(m) Have and exercise all powers necessary or convenient to effect any or all of the purposes for which the corporation is organized.

The Corporation shall generally have all those powers which a Corporation not for profit may have under Chapter 607 and 617, Florida Statutes, as amended. Any amendment or amendments to the aforesaid statutes not in conflict herewith, are hereby incorporated by reference into these Articles of Incorporation as of the effective date or dates of such amendment or amendments.

15.2 ADDITIONAL POWERS. In addition, and without limiting the generality of the foregoing this Corporation shall have the following powers:

(a) The right and the power to enter into agreements whereby it contracts with third parties for management of the Condominium Property, and to delegate to such third party as a manager of all powers and duties of the Corporation which according to the laws of the State of Florida may be so delegated.

(b) 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.

(c) To purchase insurance upon the Condominium property and insure for the protection of the Association its officers, Directors and Unit owners.

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

(e) To make and amend reasonable rules and regulations for the maintenance, conservation and use of the Condominium property and for the health, comfort, safety and welfare of the Unit Owners.

15.3 CONFLICT. Neither the Condominium Association nor any member thereof shall have the right to exercise any power which is in conflict with the Declaration of Condominium or those laws of the State of Florida which are applicable to condominiums and corporations not for profit.

ARTICLE 16: INDEMNIFICATION

Each Director and officer of this corporation shall be indemnified by the Corporation against all costs and expenses reasonably incurred or imposed upon him in connection with or arising out of any action, suit or proceedings in which he may be involved or to which he may be made a party by reason of his having been a Director or Officer of this Corporation, such expense to include the cost of reasonable settlements (other than amounts paid to the Corporation itself) made with a view of curtailment of costs and litigation.

16.1 LIMITATION. The Corporation shall not, however, indemnify such Director or officer with respect to matters as to any action, suit, suit or proceedings to be liable for negligence or misconduct in the performance of his duty as such Director or Officer, or in respect any matter in which any settlement or compromise is effected if the total expense, including the cost of such settlement, substantially exceed the expense which might reasonably be incurred by such director or officer in conducting such litigation to final conclusion, and in no event shall anything herein

construed as authorizing this corporation to indemnify any such Director or officer against any liability of the Corporation to which he would otherwise be subject by reason of willful malfeasance bad faith, gross negligence or reckless disregard of the duties involved in the conduct of his office. The foregoing right of indemnification shall be in addition to any other rights to which any such Director or officer may be entitled as a matter of law or otherwise, and may be effected by the Corporation through the purchase of officers' and directors' liability insurance.

ARTICLE 17: WORDS AND PHRASES

When words or phrases relating to the Condominium to be created under said Declaration of Condominium are used herein or in the By-Laws of this Corporation, the meaning thereof shall be determined by the definitions and constructions placed thereon by or under Chapter 718, Florida Statutes, as amended.

ARTICLE 18: SUBSCRIBERS

The names and addresses of the subscribers of this Corporation are as follows:

MARK R. MAY	P.O. Box 6848
MICHAEL R. KAROSAS	West Palm Beach, Florida 33405-6848
MICHAEL COVE	

WE, THE UNDERSIGNED, being each of the incorporators hereinabove named, for the purpose of forming a Corporation not for profit pursuant to Chapters 607 and 617, Florida Statutes, do hereby subscribe to these Articles of Incorporation, and have hereunto set our hands and seals this 26 day of February, 2003.

Incorporators:


Mark R. May


Michael R. Karosas


Michael Cove

STATE OF FLORIDA)
 :
COUNTY OF PALM BEACH)

I hereby certify that on this day before me, a Notary Public duly authorized in the State and County named above to take acknowledgments, personally appeared Mark R. May, Michael Karosas, and Michael Cove, to me known to be the persons described as Incorporators herein, and who executed, the foregoing Articles of Incorporation and they acknowledged executing said Articles of Incorporation for the purposes therein set forth.

WITNESS my hand and official seal in the County and State named above this 26 day of February, 2004.


Notary Public

My Commission Expires:



Les H. Stevens
MY COMMISSION # DD088722 EXPIRES
March 5, 2006
BONDED THRU TROY FAIR INSURANCE, INC.

CERTIFICATE DESIGNATING PLACE OF BUSINESS
OR DOMICILE FOR THE SERVICE OF PROCESS WITHIN THIS
STATE, NAMING AGENT UPON WHOM PROCESS MAY BE SERVED

In compliance with the laws of the State of Florida, the following is submitted:

1. Desiring to organize under the laws of the State of Florida with its principal office, as indicated in the foregoing Articles of Incorporation, at 4512 North Flagler Drive, Suite 201, West Palm Beach, Florida. The Corporation named in the said Articles has named Mark R. May, at 4512 North Flagler Drive, Suite 201, West Palm Beach, Florida as its statutory registered agent.

2. Having been named the statutory agent of said corporation at the place designated in the Certificate, I hereby acknowledge that I am familiar with and accept the same and agree to act in this capacity and agree to comply with the provisions of Florida law relative to keeping the registered office open.


Mark R. May, Registered Agent

Dated this 26 day of February, 2004.