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PICK-UP WAIT MAIL

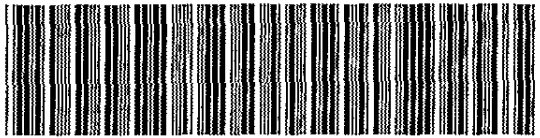
(Business Entity Name)

(Document Number)

Certified Copies _____ Certificates of Status _____

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FILED
2004 MAR 31 A 11: 58
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

TRANSMITTAL LETTER

Department of State
Division of Corporations
P. O. Box 6327
Tallahassee, FL 32314

SUBJECT: Donlin Drive Homeowners Association, Inc.
(PROPOSED CORPORATE NAME – MUST INCLUDE SUFFIX)

Enclosed are an original and one (1) copy of the articles of incorporation and a check for:

| | |
|--|---|
| <input type="checkbox"/> \$70.00 Filing Fee | <input type="checkbox"/> \$78.75 Filing Fee & Certificate of Status |
|--|---|

| | |
|--|--|
| <input type="checkbox"/> \$78.75 Filing Fee & Certified Copy | <input checked="" type="checkbox"/> \$87.50 Filing Fee, Certified Copy & Certificate of Status |
| ADDITIONAL COPY REQUIRED | |

FROM: Edward J. Schack, PA
Name (Printed or typed)

23164 Sandalfoot Plaza Drive
Address

Boca Raton, FL 33428
City, State & Zip

561-470-7673
Daytime Telephone number

NOTE: Please provide the original and one copy of the articles.

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SECRETARY OF STATE
TALLAHASSEE, FLORIDA

ARTICLES OF INCORPORATION

DONLIN DRIVE HOMEOWNERS ASSOCIATION, INC

In compliance with the requirements of Chapter 617, Florida Statutes, the undersigned does incorporate a corporation not for profit and certifies:

ARTICLE I: NAME. The name of the corporation is DONLIN DRIVE HOMEOWNERS ASSOCIATION, INC., (referred to herein as the "Association").

ARTICLE II: PRINCIPAL OFFICE. The principal office of the Association is located at 4788 West Commercial Boulevard, Tamarac, Florida, 33319. Edward J. Schack, whose address is 23164 Sandalfoot Plaza Drive, Boca Raton, Florida, 33428, is appointed the initial registered agent of the Association.

ARTICLE III: PURPOSES. The Association if formed to provide for maintenance, preservation and architectural control of the residence Lots and Common Property within the following described real property lying in Broward County, Florida:

Lots 26 through 56, inclusive of PARK PLACE OF WELLINGTON, according to the Plat thereof recorded in Plat Book 42, Page 161, of the Public Records of Palm Beach County, Florida.

ALSO TOGETHER WITH Tracts 'O.S.R.', 'O', 'M', 'N', 'T', 'U', portions of Tracts 'P' and 'V', also all parking, access and utility tracts and all of the right-of-way of Donlin Drive, the utility, drainage and limited access easements, lying within the following described parcel of land:

Beginning at the Southwest corner of PARK PLACE OF WELLINGTON, according to the Plat thereof, as recorded in Plat Book 42, pages 161 through 164, inclusive, Public Records of Palm Beach County, Florida. Thence North 49°21'55" East along the Westerly boundary of said PARK PLACE OF WELLINGTON, a distance of 884.18 feet; Thence South 47°11'45" East along the Northerly boundary of said PARK PLACE OF WELLINGTON, a distance of 341.23 feet; Thence South 49°21'55" West departing the boundary of said PARK PLACE OF WELLINGTON, distance of 227.78 feet; Thence South 65°33'39" West, a distance of 38.25 feet; Thence South 24°06'21 " East, a distance of 21.06 feet; Thence South 49°21'55" West, a distance of 214.52 feet; Thence North 59°34'02" West, a distance of 16.22 feet; Thence South 30°25'58" West, a distance of 189.46 feet; Thence South 49°21'55" West, a distance of 191.90 feet to the Easterly right-of-way line of Forest Hill Boulevard, said point being on a curve concave to the North, having a radius of 2212.30 feet, a central angle of 10°21'34" and tangent bearing being North 54°42'37" West; Thence Westerly along arc of said curve and the Easterly right-of-way line of Forest Hill Boulevard a distance of 400.00 feet to the POINT OF BEGINNING.

(the "Property") and to promote the health, safety and welfare of the residents within the above-described property and any additions thereto as may hereafter be brought within the authority of the Association. The Association is a homeowners association as provided in Chapter 720, Florida Statutes. The Association is not formed for the purpose of pecuniary gain or profit to the members thereof.

ARTICLE IV: POWERS. The powers of Association shall include and shall be governed by the following provisions:

1. Exercise all of the powers and privileges and to perform all the duties and obligations of the

association as set forth in that certain Declaration of Covenants, Conditions and Restrictions for DONLIN DRIVE applicable to the Property and recorded or to be recorded in the Public Records of Broward County, Florida, and as the same may be amended from time to time as therein provided (referred to herein as the "Declaration"), said Declaration being incorporated herein as if set forth at length. The terms used in these Articles, including the terms "Declarant", "Owner", "Lot", and "Common Property" shall have the same meaning as set forth in the Declaration.

2. Fix, levy, collect and enforce payment by any lawful means, all charges or assessments pursuant to the terms of the Declaration; to pay all expenses in connection therewith and all office and other expenses incident to the conduct of the business of the Association, including all licenses, taxes or governmental charges levied or imposed against the property of the Association;

3. Acquire (by gift, purchase, or otherwise), own, hold, improve, build upon, operate, maintain, convey, sell, lease, transfer, dedicate for public use or otherwise dispose of real or personal property in connection with the affairs of the Association;

4. Borrow money, and with the assent of two-thirds (2/3) of each class of members mortgage, pledge, deed in trust, or hypothecate any or all of its real or personal property as security for money borrowed or debts incurred;

5. Dedicate, sell or transfer all or any part of the Common Property to any public agency, authority, or utility for such purposes and subject to such conditions as may be agreed to by the members. No such dedication or transfer shall be effective unless an instrument has been signed by two-thirds (2/3) of each class of members, agreeing to such dedication, sale or transfer;

6. Participate in mergers and consolidations with other nonprofit corporations organized for the same purposes or annex additional residential property and Common Property, provided that any such merger, consolidation or annexation shall have the assent of two-thirds (2/3) of each class of members;

7. Sue and be sued.

8. Obtain, maintain and operate all licenses and permits required for drainage, wetlands maintenance and conservation as may be required by applicable governmental entities, including, without limitation, South Florida Water Management District.

9. Have and exercise any and all powers, rights, and privileges which a corporation organized under the Florida Not for Profit Corporation Act, Chapter 617, Florida Statutes, as same may be amended from time to time (the "Act"), by law may at the time of filing these Articles have or exercise.

ARTICLE V: MEMBERSHIP. Every person or entity who is a record owner of a fee or undivided fee interest in any Lot which is subject by the Declaration to assessment by the Association shall be a member of the Association. The foregoing is not intended to include persons or entities who hold an interest merely as security for the performance of an obligation. Membership shall be appurtenant to and may not be separated from ownership of any Lot which is subject to assessment by the Association.

ARTICLE VI: VOTING RIGHTS. Each Owner, including Declarant, shall be entitled to one vote for each Lot owned. When more than one person holds an interest in any Lot, all such persons shall be members. The vote for such Lot shall be exercised as they determine, but in no event shall more than one vote be cast with respect to any Lot

ARTICLE VII: DIRECTORS. The affairs of the Association shall be managed by the Directors, who need not be members of the Association. Prior to the time when Declarant has sold ninety (90%) percent

of the Lots to Owners (which period of time is referred to herein and in the Declaration and the Bylaws as the "Developer Control Period"), there shall be three (3) Directors, all of whom shall be appointed by and serve at the discretion of Declarant. After the expiration of the Developer Control period, there shall be seven (7) Directors. The number of Directors may be changed by amendment of the By-Laws of the Association. The names and addresses of the initial Directors are:

| NAME | ADDRESS |
|-------------------|---|
| Michael Schack | 4788 West Commercial Boulevard Tamarac, FL 33319 |
| Alejandro Delfino | 4788 West Commercial Boulevard Tamarac, FL 33319 |
| Carlos Lopez | 4788 West Commercial Boulevard Tamarac, FL 33319 |

At the first annual meeting after the expiration of the Developer Control Period (or, if called by Declarant, at a special meeting of the members held for that purpose at an earlier time), the members shall elect seven Directors for terms of one year; and at each annual meeting thereafter the members shall elect Directors for terms of one year. So long as Declarant shall retain title to any Lot, Declarant shall be entitled to appoint one of the Directors

ARTICLE VIII: DURATION. The corporation shall exist perpetually.

ARTICLE IX: AMENDMENTS. During the Developer Control period, these Articles may be amended by the Directors. After the Developer Control Period, amendment of these Articles shall require the assent of seventy-five percent (75%) of the entire membership.

ARTICLE X: DISTRIBUTIONS. No part of the income or profit of the Association may be distributed to its members, officers or directors.

ARTICLE XI: BY-LAWS. The first By-Laws of the Association shall be adopted by the Board of Directors, and may be amended by the directors and members as provided in the By-Laws.

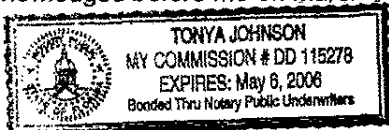
ARTICLE XII: SUCCESSOR. In the event the corporation is dissolved, the assets thereof shall be conveyed to either: (a) a public body; or, (b) a corporation not for profit with purposes similar to those of the corporation.

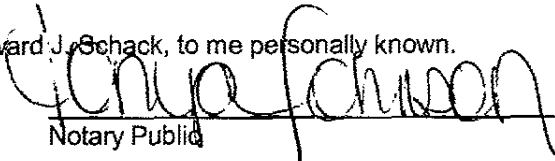
Executed on March 30, 2004, by the incorporator.


Edward J. Schack
Incorporator

STATE OF FLORIDA
PALM BEACH COUNTY

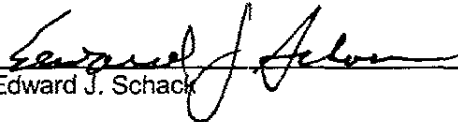
Acknowledged before me on March 30, 2004, by Edward J. Schack, to me personally known.




Notary Public

ACCEPTANCE OF DESIGNATION AS RESIDENT AGENT

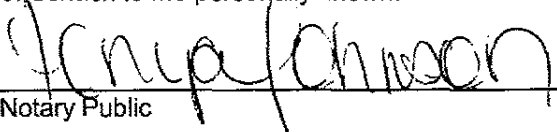
The undersigned, EDWARD J. SCHACK, accepts the designation as resident agent of the foregoing corporation. The undersigned is familiar with and accepts the obligations of that position.


Edward J. Schack

STATE OF FLORIDA
PALM BEACH COUNTY

Acknowledged before me on March 30, 2004, by Edward J. Schack to me personally known.




Notary Public

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SECRETARY OF STATE
TALLAHASSEE, FLORIDA