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FLORIDA PROFIT/NON PROFIT CORPORATION

Lakeview Condominiums of Deerfield Beach Condominium Association, Inc.

Certificate of Status	1
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**ARTICLES OF INCORPORATION
OF
LAKEVIEW CONDOMINIUMS OF DEERFIELD BEACH CONDOMINIUM
ASSOCIATION, INC.**

The undersigned hereby associate themselves together for the purpose of becoming incorporated under the laws of the State of Florida applicable to corporations not for profit and with the powers hereinafter set forth:

ARTICLE I - NAME

The name of this corporation shall be LAKEVIEW CONDOMINIUMS OF DEERFIELD BEACH CONDOMINIUM ASSOCIATION, INC., a Florida Corporation not for profit, and its principal place of business shall be: 900 Crystal Lake Drive, Pompano Beach, FL 33064.

The corporation is sometimes referred to as "Association".

ARTICLE II - TERM OF EXISTENCE

The term of this corporation is perpetual.

ARTICLE III - NATURE OF BUSINESS

This corporation may engage in any activity or business permitted under the laws of the United States and the State of Florida, including specifically that permitted by Chapter 617, Florida Statutes; provided this corporation may not engage in any activity for profit.

ARTICLE IV - PURPOSE

The purpose of this corporation is to provide the members with an organization for the operation and management of the improved property which is known as Lakeview Condominiums of Deerfield Beach and is located in Broward County, Florida, on land more particularly described as follows:

Lots 1 and 2 in Block 1 of CRYSTAL LAKE FIRST SECTION, according to the Plat thereof, recorded in Plat Book 58, at Page 39 of the Public Records of Broward County, Florida.

LESS ALL OF THE FOLLOWING:

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The North 10 Feet of Lot 2, Block 1 of CRYSTAL LAKE FIRST SECTION, as recorded in Plat Book 58, at Page 39, of the Public Records of Broward County, Florida.

ALSO LESS:

All that portion of Lot 1, Block 1 of said Plat lying North of a line which is 10 feet South of and parallel with the tangential portion of the North line of said Lot 1 and all that portion of said Lot 1 lying East of a line which is 5 feet West of and parallel with the tangential portion of the East line of said Lot 1;

ALSO LESS:

All that portion of said Lot 1, Block 1, lying Northeasterly of the chord based on a 30.0 foot radius, the arc of which is concave to the Southwest and being tangent to a line 10 feet South of and parallel with the tangential portion of the North line of said Lot 1 and tangent to a line 5 feet West of and parallel with the tangential portion of the East line of said Lot 1.

The corporation shall have the following powers: The Association shall have all of the common law and statutory powers of a corporation not for profit which are not in conflict with the By-Laws of said corporation.

ARTICLE VI - MEMBERS

The record owners, from time to time, of the UNITS.

ARTICLE VII - DIRECTORS

The number of directors constituting the initial Board of Directors shall be three (3) persons. The names and addresses of each person serving on the initial Board of Directors are as follows:

NAME:	ADDRESS:
Kevin Koessler	1086 S. Military Trail Deerfield Beach, FL 33442
Kenneth Koessler	147 Royal Palm Drive Ft. Lauderdale, FL 33301

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John Kerns

1086 S. Military Trail
Deerfield Beach, FL 33442

Directors shall be elected annually by the members as provided in the Bylaws of the corporation.

ARTICLE VIII - MANAGEMENT OF CORPORATION BY INITIAL OFFICERS

The following initial officers shall manage the affairs of the corporation and such officers shall be selected or appointed for a term of one (1) year or until such time as the Bylaws may provide:

President:	Kevin Koessler
Vice-President:	John Kerns
Secretary:	Kenneth Koessler

ARTICLE IX - INDEMNIFICATION

Every Director and every officer of the corporation shall be indemnified by the Association against all expenses and liabilities, including counsel fees reasonably incurred by or imposed upon him or her in connection with any proceedings to which he or she may be a party or in which he or she may become involved, by reason of his or her being or having been a Director or officer of the Association, or any settlement thereof, whether or not he or she 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 or her 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.

ARTICLE X - BYLAWS

The Directors of the corporation shall have the right to make and adopt such Bylaws as they shall deem proper and advisable and such Bylaws shall be made, altered or rescinded upon a two-thirds vote of all of the Board of Directors at any regular or special Board of Directors meeting of the corporation called for that purpose.

ARTICLE XI - AMENDMENT TO THE ARTICLES OF INCORPORATION OR BYLAWS

No amendment may be made to these Articles of Incorporation or Bylaws without the unanimous consent of the Unit Owners, there being one vote for each UNIT.

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ARTICLE XII - SUBSCRIBERS

The names and addresses of the subscribers of these Articles of Incorporation are:

NAME:	ADDRESS:
Kevin Koessler	1086 S. Military Trail Deerfield Beach, FL 33442
Kenneth Koessler	147 Royal Palm Drive Ft. Lauderdale, FL 33301
John Kerns	1086 S. Military Trail Deerfield Beach, FL 33442


ARTICLE XIII - REGISTERED OFFICE AND AGENT


The street address of the initial registered office of this corporation is 1086 S. Military Trail, Deerfield Beach, FL 33442, and the name of the initial registered agent of this corporation at the address given above is: Kevin Koessler


The undersigned states that he is familiar with and accepts the duties and responsibilities as registered agent.


 Kevin Koessler

IN WITNESS WHEREOF, WE, the undersigned, being the original incorporators of the foregoing corporation, do hereby certify that the foregoing constitutes the proposed Articles of Incorporation of LAKEVIEW CONDOMINIUMS OF DEERFIELD BEACH CONDOMINIUM ASSOCIATION, INC., a Florida Corporation not for profit, and we hereby declare and certify that the statements herein stated are true.


 Kevin Koessler


 Kenneth Koessler


 John Kerns

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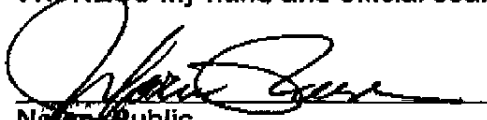
Notary on following page...

STATE OF FLORIDA

COUNTY OF BROWARD

I HEREBY CERTIFY that this day in the next above named State and County, before me, an officer duly authorized and acting, personally appeared Kevin Koessler, Kenneth Koessler and John Kerns to me well known to me to be the individuals described in and who executed the foregoing instrument, and acknowledged then and there before me that they executed said instrument for the purposes and reasons set out therein; that they are all personally known to me.

WITNESS my hand and official seal this 23 day of February, 2006.

 (SEAL)
Notary Public

My Commission Expires:



Maria Reese
Commission #DD285174
Expires: Jan 26, 2008
Bonded Thru
Atlantic Bonding Co., Inc.

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