

JUN 26 3:31 PM T-229 04 Job-08
18060000006936

Florida Department of State
Division of Corporations
Public Access System

Electronic Filing Cover Sheet

Note: Please print this page and use it as a cover sheet. Type the fax audit number (shown below) on the top and bottom of all pages of the document.

((H06000167977 3)))

Note: DO NOT hit the REFRESH/RELOAD button on your browser from this page. Doing so will generate another cover sheet.

To:

Division of Corporations
Fax Number : (850)205-0381

From:

Greg A. Toledo, Paralegal
Account Name : AKERMAN, SENTERFITT & EIDSON, P.A.
Account Number : 075471001363
Phone : (305)374-5600
Fax Number : (305)374-5095

2006 JUN 27 P 12:48
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

FILED

FLORIDA PROFIT/NON PROFIT CORPORATION

AMBERTON CONDOMINIUM ASSOCIATION, INC.

Certificate of Status	0
Certified Copy	1
Page Count	03
Estimated Charge	\$78.75

36822-154797

Electronic Filing Menu

Corporate Filing Menu

Help

6-28-06
WC

(H06000167977)

**ARTICLES OF INCORPORATION
OF
AMBERTON CONDOMINIUM ASSOCIATION, INC.
A FLORIDA CORPORATION NOT FOR PROFIT**

I, the undersigned, being of legal age and a natural person, do hereby subscribe to, acknowledge and file the following Articles of Incorporation for the purpose of forming a corporation not for profit under the laws of the State of Florida, and do hereby adopt the following articles of incorporation:

ARTICLE I. NAME AND ADDRESS

The name and initial address of this corporation is AMBERTON CONDOMINIUM ASSOCIATION, INC. located at 4788 West Commercial Boulevard, Tamarac, Florida 33319. For convenience, the corporation shall be referred to in this instrument as the "association," these articles of incorporation as the "articles," and the bylaws of the association as the "bylaws."

ARTICLE II. TERM OF EXISTENCE

This association shall commence its existence immediately upon the filing of these Articles of Incorporation and shall have perpetual existence thereafter unless sooner dissolved according to law.

ARTICLE III. PURPOSE

This association is organized for the purpose of providing an entity under the Florida Condominium Act ("the Act") for the operation of a condominium located in Collier County, Florida, and known as Amberton, a Condominium ("the Condominium"), to be created under the Declaration of Condominium ("the Declaration").

ARTICLE IV. MEMBERS

The qualification of members and the manner of their admission shall be as regulated by the bylaws.

**ARTICLE V. INITIAL REGISTERED AGENT
AND REGISTERED OFFICE**

The name and the Florida street address of the initial registered agent and registered office are:

Thomas E. Streit
222 Lakeview Avenue
Suite 400
West Palm Beach, Florida 33401

(WP218789;3)

(H06000167977)

FILED
2006 JUN 27 P 12:48
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

(H06000167977)

ARTICLE VI. FIRST BOARD OF DIRECTORS

The number of persons constituting the first board of directors shall be three and their names and addresses are as follows:

<u>NAME</u>	<u>ADDRESS</u>
David Schack	4788 West Commercial Boulevard Tamarac, Florida 33319
Michael Schack	4788 West Commercial Boulevard Tamarac, Florida 33319
Alejandro DelFino	4788 West Commercial Boulevard Tamarac, Florida 33319

ARTICLE VII. DIRECTORS UPON TRANSFER OF ASSOCIATION CONTROL

Unit owners other than the developer are entitled to elect a member or members of the board of directors of the association, under the following schedule:

a. When unit owners other than the Developer, as defined in the Declaration, own 15% or more of the units in the Condominium that will be operated ultimately by the association, the unit owners other than the Developer shall be entitled to elect one third of the members of the board of directors of the association.

b. Unit owners other than the Developer are entitled to elect a majority of the members of the board of directors of the association on the earliest of the following events:

1. Three years after 50% of the units that will be operated ultimately by the association have been conveyed to purchasers.

2. Three months after 90% of the units that will be operated ultimately by the association have been conveyed to purchasers.

3. When all the units that will be operated ultimately by the association have been completed, some of them have been completed, some of them have been conveyed to purchasers, and none of the others are being offered for sale by the Developer in the ordinary course of business.

4. When some of the units have been conveyed to purchasers and none of the others are being constructed or offered for sale by the Developer in the ordinary course of business.

5. Seven years after recordation of the Declaration of Condominium. The Developer is entitled to elect at least one member of the board of directors of the association as long as the Developer holds for sale in the ordinary course of business at least five percent (5%) of the

(H06000167977)

units in a Condominium operated by the association. Following the time the Developer relinquishes control of the Association, the Developer may exercise the right to vote any developer-owned units in the same manner as any other unit owner except for purposes of reacquiring control of the association or selecting the majority members of the board of directors.

ARTICLE VIII. INDEMNIFICATION

This association may indemnify and insure its officers and directors to the fullest extent permitted by law.

ARTICLE IX. INCORPORATOR

The name and address of the incorporator to these articles is as follows:

NAME	ADDRESS
Thomas E. Streit, Esq.	Akerman Senterfitt Esperante Building - Fourth Floor 222 Lakeview Avenue West Palm Beach, FL 33401

IN WITNESS WHEREOF the undersigned has executed these articles of incorporation on this 27th day of June, 2006.

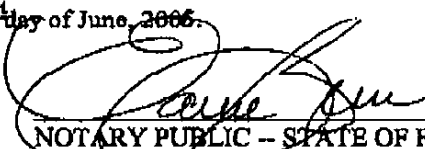

Thomas E. Streit, Esq.

STATE OF FLORIDA
COUNTY OF PALM BEACH

Before me, the undersigned authority, personally appeared Thomas E. Streit, who is/is not personally known to me/produced _____ (document) as identification, and who was sworn and says that the foregoing is true.

Sworn to before me on this 27th day of June, 2006.

(Seal)


NOTARY PUBLIC - STATE OF FLORIDA

Print Name: _____

Commission No.: _____

My Commission Expires: _____



Elaine Berman
Commission #DD201622
Expires: Apr 24, 2007
Bonded Thru
Atlantic Bonding Co., Inc.

(WP218789;3)

(H06000167977)