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BELLA VILLAGIO HOMEOWNERS ASSOCIATION, INC.

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ARTICLES OF INCORPORATION

OF

**BELLA VILLAGIO HOMEOWNER'S ASSOCIATION, INC.
a Florida corporation not-for-profit**

The undersigned incorporators by these Articles associates 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 I

NAME

The name of the corporation shall be **BELLA VILLAGIO HOMEOWNER'S ASSOCIATION, INC.** 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

PURPOSE

The purpose for which the Corporation is organized is to hold title to common area property and govern a residential real estate community known as **BELLA VILLAGIO HOMEOWNER'S ASSOCIATION, INC.** (the "Community").

ARTICLE III

DEFINITIONS

The terms used in these Articles shall have the same definitions and meaning as those set forth in the Declaration of Covenants and Restrictions for **BELLA VILLAGIO HOMEOWNER'S ASSOCIATION, INC.** (the "Declaration") to be recorded in the Public Records of Broward County, Florida, and/or the Bylaws, unless herein provided to the contrary, or unless the context otherwise requires.

ARTICLE IV

POWERS

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The powers of the Association shall include and be governed by the following:

- 4.1 General. The Association shall have all of the common law and statutory powers of a corporation not for profit under the laws of Florida that are not in conflict with the provisions of these Articles, the Declaration or the Bylaws.
- 4.2 Enumeration. The Association shall have all of the powers reasonably necessary to operate the Community pursuant to the Declaration and as more particularly described in the Bylaws and these Articles, as they may be amended from time to time, including, but not limited to, the following:
 - (a) To make and collect Assessment and other charges against Members as Parcel Owners, and to use the proceeds thereof in the exercise of its powers and duties.
 - (b) To buy, own, operate, lease, sell, trade and mortgage both real and personal property.
 - (c) To maintain, repair, replace, reconstruct, add to and operate the Community, and other property acquired or leased by the Association.
 - (d) To purchase insurance upon the Common Areas and Limited Common Areas and insurance for the protection of the Association, its officers, directors and Owners.
 - (e) To make and amend reasonable rules and regulations for the maintenance, conservation and use of the Community and for the health, comfort, safety and welfare of the Owners.
 - (f) To approve or disapprove the leasing, transfer, ownership and possession of Parcels as may be provided by the Declaration.
 - (g) To enforce by legal means the provisions of the Declaration, these Articles, the Bylaws, and the rules and regulations for the use of the Community, subject, however, to the limitation regarding assessing Parcels owned by the Declarant for fees and expenses relating in any way to claims or potential claims against the Declarant as set forth in the Declaration and/or Bylaws.
 - (h) To contract for the management and maintenance of the Community and to authorize a management agent (who may be an affiliate of the Declarant) to assist the Association in carrying out its powers and duties by performing such functions as the submission of proposals, collection of Assessments, preparation of records, enforcement of rules and maintenance, repair and replacement of the Common Areas with funds as shall be made available by the Association for such purposes. The Association and its officers and directors shall, however, retain at all times the powers, and duties granted by the

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Declaration, including, but not limited to the making of assessments, promulgation of rules and execution of contracts on behalf of the Association.

- (I) To employ personnel to perform the services required for the proper operation of the Community.
- 4.3 Association Property. All funds and the titles to all properties acquired by the Association and their proceeds shall be held for the benefit and use of the Members in accordance with the provisions of the Declaration, these Articles and the Bylaws.
- 4.4 Distribution of Income; Dissolution. The Association shall make no distribution of income to its Members, Directors or officers, and upon dissolution, all assets of the Association shall be transferred only to another non-profit corporation or a public agency, except in the event of a termination of the Declaration.
- 4.5 Limitation. The powers of the Association shall be subject to and shall be exercised in accordance with the provisions hereof and of the Declaration and the Bylaws.

ARTICLE V

MEMBERS

- 5.1 Membership. The members of the Association ("Members") shall consist of the Declarant and all of the Owners of Parcels in the Community from time to time, as further described in the Declaration.
- 5.2 Assignment. The share of a Member in the funds and assets of the Association cannot be assigned, hypothecated or transferred in any manner except as an appurtenance to the Parcel for which the share is held.
- 5.3 Voting. On all matters upon which the membership shall be entitled to vote, there shall be only one vote for each Parcel, which vote shall be exercised or cast in the manner provided by the Declaration and Bylaws. Any person or entity owning more than one Parcel shall be entitled to one vote for each Parcel owned.
- 5.4 Meetings. The Bylaws shall provide for an annual meeting of Members, and may make provision for regular and special meetings of Members other than the annual meeting.

ARTICLE VI

TERM OF EXISTENCE

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The Association shall have perpetual existence, commencing on the date of the filing of these Articles.

ARTICLE VII

INCORPORATOR

The name and address of the Incorporator to these Articles is as follows:

NAME

Andrew G. Kolondra

ADDRESS

210 University Drive,
Suite 500
Coral Springs, FL 33071

ARTICLE VIII

OFFICERS

Subject to the direction of the Board (described in Article 9 below) the affairs of the Association shall be administered by the officers holding the offices designated in the Bylaws. The officers shall be elected by the Board at its first meeting following the annual meeting of the Members of the Association and shall serve at the pleasure of the Board. The Bylaws may provide for the removal from office of officers, for filling vacancies and for the duties of the officers. The names of the officers who shall serve until their successors are designated by the Board are as follows:

President: Jessica Hollander

Vice President: Lonna S. Spitaleri

Secretary/Treasurer: Marc Zekofsky

ARTICLE IX

DIRECTORS

9.1 **Number and Qualification.** The property, business and affairs of the Association shall be managed by a board (the "Board of Directors") consisting of the number of Directors

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determined in the manner provided by the Bylaws, but which shall consist of not less than three (3) Directors. Directors need not be members of the Association or Owners of Parcels in the Community.

- 9.2 Duties and Powers. All of the duties and powers of the Association existing under the Declaration, these Articles and the Bylaws shall be exercised exclusively by the Board, its agent, contractors or employees, subject only to approval by Parcel Owners when such approval is specifically required and except as provided in the Declaration.
- 9.3 Election; Removal. Directors of the Association shall be elected at the annual meeting of the Members in the manner determined by and subject to the qualifications set forth in the Bylaws. Directors may be removed and vacancies on the Board shall be filled in the manner provided in the Bylaws.
- 9.4 First Directors. The names of the members of the first board who shall hold office until their successors are elected and have qualified, as provided in the Bylaws are as follows:

NAME:

ADDRESS:

Jessica Hollander

3138 SW 50th Street
Fort Lauderdale, FL 33312

Lonna S. Spitaleri

4747 Hollywood Blvd., #171
Hollywood, FL 33021

Marc Zekofsky

15884 SW 61st Court
Davie, FL 33331

ARTICLE X

INDEMNIFICATION

- 10.1 Indemnification. The Association shall indemnify any person who was or is a party or is threatened to be made a party to any threatened, pending or contemplated action, suit or proceeding, whether civil, criminal, administrative or investigative, by reason of the fact that he is or was a director, employee, officer, or agent of the Association, against expenses (including attorneys' fees and appellate attorneys' fees) judgments, fines and

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amounts paid in settlement actually and reasonably incurred by him in connection with such action, suit or proceeding, unless (a) a court of competent jurisdiction finally determines, after all appeals have been exhausted or not pursued by the proposed indemnitee, that he did not act in good faith or in a manner he reasonably believed to be in, or not opposed to, the best interest of the Association, and with respect to any criminal action or proceeding, that he has reasonable cause to believe that his conduct was unlawful, and (b) such court also determines specifically that indemnification should be denied. The termination of any action, suit or proceeding by judgment, order, settlement, conviction or upon a plea of nolo contendere or its equivalent shall not, of itself, create a presumption that the person did not act in good faith and in a manner which he reasonably believed to be in, or not opposed to, the best interest of the Association, and with respect to any criminal action or proceeding, had reasonable cause to believe that his conduct was lawful.

- 10.2 Expenses. To the extent that a Director, officer, employee or agent of the Association has been successful on the merits or otherwise in defense of any action, suit or proceeding referred to in Section 10.1 above, or in defense of any claim, issue or matter therein, he shall be indemnified against expenses (including attorneys' fees and appellate attorneys' fees) actually and reasonably incurred by him in connection herewith.
- 10.3 Advances. Expenses incurred in defending a civil or criminal action, suit or proceeding shall be paid by the Association in advance of the final disposition of such action, suit or proceeding upon receipt of an undertaking by or on behalf of the affected Director, officer, employee or agent to repay such amount unless it shall be ultimately determined that he is entitled to be indemnified by the Association as authorized in Article 10.
- 10.4 Miscellaneous. The indemnification provided by this Article shall not be deemed exclusive or any other rights to which those seeking indemnification may be entitled under any By-Law, agreement, vote of members or otherwise, and shall continue as to a person who has ceased to be a Director, officer, employee or agent and shall inure to the benefit of the heirs and personal representatives of such person.
- 10.5 Insurance. The Association shall have the power to purchase and maintain insurance on behalf of any person who is or was a Director, officer, employee or agent of the Association, or is or was serving, at the request of the Association, as a Director, officer, employee or agent of another corporation, partnership, joint venture, trust or other enterprise, against any liability asserted against him and insured by him in any such capacity, or arising out of his status as such, whether or not the Association would have the power to indemnify him against such liability under the provisions of this Article.
- 10.6 Amendment. Anything to the contrary herein notwithstanding the provisions of this Article 10 may not be amended without the approval in writing of all persons whose

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interest would be adversely affected by such amendment.

ARTICLE XI

BYLAWS

The first Bylaws of the Association shall be adopted by the board and may be altered, amended or rescinded in the manner provided in the Bylaws and the Declaration.

ARTICLE XII

AMENDMENTS

Amendments to these Articles shall be proposed and adopted in the following manner:

- 12.1 A resolution for the adoption of a proposed amendment may be prepared either by a majority of the Board or by not less than 1/3 of the votes of Members of the Association. A majority of the Board shall thereupon adopt a resolution setting forth the proposed amendment and directing that it be submitted to a vote at a meeting of the Members, which may be the annual or a special meeting.
- 12.2 Written notice setting forth the proposed amendment or a summary of the changes to be effected thereby shall be given to each Member entitled to vote thereon within the time and in the manner provided in the Bylaws for the giving of notice of a meeting of the Members. If the meeting is an annual meeting, the proposed amendment or each summary may be included in the notice of such annual meeting.
- 12.3 At such meeting, a vote of the Members entitled to vote thereon shall be taken on the proposed amendment. The proposed amendment shall be adopted upon receiving the affirmative vote of at least 66-2/3% of the votes of each class of Members.
- 12.4 Any number of amendments may be submitted to the Members and voted upon by them at any one meeting.
- 12.5 If all of the Directors and all of the Members eligible to vote sign a written statement manifesting their intention that an amendment to these Articles be adopted, then the amendment shall thereby be adopted as though the above requirements had been satisfied.
- 12.6 No amendment shall make any changes in the qualifications for membership nor in the voting rights of Members with approval by all of the Members and the joinder of all Institutional Mortgagees holding Institutional Mortgages upon the Parcel(s). No

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amendment shall be made that is in conflict with the Declaration or the Bylaws. Prior to the closing of the sale of all Parcels within the Property, no amendment shall 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, unless the Declarant shall join the execution of the amendment.

- 12.7 No amendment to these Articles shall be made which discriminates against any Owner(s), or affects less than all of the Owners within the Property, without the written approval of all of the Owners so discriminated against or affected.
- 12.8 Upon the approval of an amendment to these Articles, the articles of amendment shall be executed and delivered to the Department of State as provided by law, and a copy certified by the Department of State shall be recorded in the public records of the county.

ARTICLE XIII

PRINCIPAL ADDRESS OF ASSOCIATION

The principle office and mailing address of this corporation shall be at: 3138 SW 50th Street, Fort Lauderdale, FL 33312, or such other place as may subsequently be designated by the Board.

ARTICLE XIV

CONVEYANCE

The Association shall except any and all deeds of conveyance delivered to it by the Declarant.

ARTICLE XV

REGISTERED AGENT

The initial registered agent of the Association shall be Andrew G. Kolondra, whose address is Andrew G. Kolondra, P.A., 210 University Drive, Suite 500, Coral Springs, Florida 33071.

IN WITNESS WHEREOF, the Incorporator has affixed his signature this 22nd day of February, 2007.



 Andrew G. Kolondra, P.A.

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**CERTIFICATE OF DESIGNATION
REGISTERED AGENT/REGISTERED OFFICE**

Pursuant to the provisions of Section 617.0501, Florida Statutes, the undersigned corporation, organized under the laws of the State of Florida, submits the following statement in designating the registered office/registered agent, in the State of Florida.

1. The name of the corporation is: BELLA VILLAGIO HOMEOWNERS ASSOCIATION, INC.

2. The name and address of the registered agent and office is:

Andrew G. Kolondra
Andrew G. Kolondra, P.A.
210 University Drive, Suite 500
Coral Springs, FL 33071

BELLA VILLAGIO HOMEOWNER'S
ASSOCIATION, INC.

SIGNATURE BY:



Jessica Hollander

TITLE

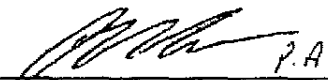
President

DATE

February 22, 2007

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HAVING BEEN NAMED AS REGISTERED AGENT AND TO ACCEPT SERVICE OF PROCESS FOR THE ABOVE STATED CORPORATION AT THE PLACE DESIGNATED ON THIS CERTIFICATE, I HEREBY ACCEPT THE APPOINTMENT AS REGISTERED AGENT AND AGREE TO ACT IN THIS CAPACITY. I FURTHER AGREE TO COMPLY WITH THE PROVISIONS OF ALL STATUTES RELATING TO THE PROPER AND COMPLETE PERFORMANCE OF MY DUTIES, AND I AM FAMILIAR WITH AND ACCEPT THE OBLIGATIONS OF MY POSITION AS REGISTERED AGENT.

SIGNATURE:  P.A.
 Andrew G. Kolondra, P.A.

DATE: February 22, 2007

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