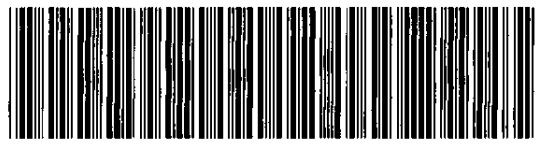


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SUSAN P. BAKALAR, LLM  
PAUL D. EICHNER  
MARTIN S. ROSENBLOOM  
CAROL A. STRAUSS

LAWRENCE WEINER  
OF COUNSEL

March 18, 2009

VIA UPS NEXT DAY AIR  
Tracking # 1Z X0Y 429 01 9626 6606

Department of State  
Division of Corporations  
Clifton Building  
2661 Executive Center Circle  
Tallahassee, FL 32301

RE: **The Harvest Recreation Association, Inc.,**  
**(a Florida Non Profit Corporation)**  
Articles of Incorporation Enclosed  
Our File No.: 08-715-0113

Dear Sir or Madam:

Enclosed please find the original and one (1) copy of the Articles of Incorporation and a check for \$87.50, for the Filing Fee, Certified Copy and Certificate.

If you have any questions, please call. Thank you for your prompt attention to this matter.

Very truly yours,

Martin S. Rosenbloom, Esq.

For the Firm

Enclosures

Cc: The Harvest Condominium Association, Inc.

ARTICLES OF INCORPORATION  
OF  
**THE HARVEST RECREATION ASSOCIATION, INC.,**  
a Florida corporation not for profit

We, the undersigned, hereby associate ourselves together for the purpose of forming a corporation not for profit under Chapter 617 of Florida Statutes, and certify as follows:

**ARTICLE I.**

**NAME**

The name of this corporation shall be:

**THE HARVEST RECREATION ASSOCIATION, INC.**

and shall hereinafter be referred to as the "Recreation Association."

**ARTICLE II.**

**PURPOSE**

The purposes for which the Recreation Association is organized include but are not limited:

- (a) to manage, operate, maintain, repair, replace, and insure the recreation areas located in Davie, Florida more particularly described in Exhibit "A" and sometimes referred to as the "recreation areas," on a non-profit basis for the mutual use, benefit, enjoyment and advantage of all residents of Residential Units located on the properties described in Exhibit "B", in the residential community known as The Harvest Condominiums Project, which consists of the four (4) separate residential condominiums described in Exhibit "B;"
- (b) to make such improvements, additions and alterations to said recreation areas as may be necessary or desirable from time to time as authorized by the By-Laws of the Recreation Association;
- (c) to purchase and own personal property; and
- (d) to conduct and transact all business necessary and proper in the management, operation and maintenance of said Recreation Association and recreation areas, all as agents of the members of said Recreation Association.

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TALLAHASSEE, FLORIDA

For the purpose of this document, "Residential Unit" shall mean a condominium unit or an Apartment Unit on the Property intended as an abode for one family, as defined in the Declarations of Condominium listed in Exhibit "B." The recreation areas described in Exhibit "A" attached hereto, along with the Residential Units located upon the properties described in Exhibit "B" attached hereto, are sometimes referred to collectively as "the Property" in this document.

### **ARTICLE III.**

#### **MEMBERSHIP**

Each of the four (4) condominiums described in Exhibit "B" which total 213 Residential Units, are managed by The Harvest Condominium Association, Inc., a Florida corporation not for profit. All owners of Residential Units located on the Property (in the four (4) condominiums named below in this Article III) shall be eligible for membership in the Recreation Association, and shall become members of the Recreation Association upon execution of a Membership Agreement by The Harvest Condominium Association, Inc., all as more fully provided in By-Laws of the Recreation Association and in each of the respective Declarations of Condominium of the following four (4) residential condominiums:

THE HARVEST CONDOMINIUM, SECTION ONE, consisting of 33 Residential Units;  
THE HARVEST CONDOMINIUM, SECTION TWO, consisting of 36 Residential Units;  
THE HARVEST CONDOMINIUM, SECTION THREE, consisting of 65 Residential Units; and  
THE HARVEST CONDOMINIUM, SECTION FOUR, consisting of 79 Residential Units.

### **ARTICLE IV.**

#### **EXISTENCE AND PRINCIPAL OFFICE**

The Recreation Association shall have perpetual existence. The principal office of the corporation shall be 2900 SW 87<sup>th</sup> Terrace, Davie, Florida 33328.

### **ARTICLE V.**

#### **INCORPORATORS**

The names and addresses of the incorporators of these Articles of Incorporation are as follows:

Rosemary Robinson  
2961 SW 87<sup>th</sup> Avenue, #306  
Davie, FL 33328

Mary Landi  
2821 SW 87<sup>th</sup> Avenue, #801

Davie, FL 33328

Margo Poulson  
2961 SW 87<sup>th</sup> Avenue, #302  
Davie, FL 33328

**ARTICLE VI.**

**MANAGEMENT**

The affairs of the Recreation Association shall be managed by the Board of Directors, which shall elect a President, Vice-President, Secretary and Treasurer, and such assistants as may be desirable. Directors of the Recreation Association shall be members of the Recreation Association and shall be elected at the annual meeting of the membership, and officers shall be elected at the first meeting of the Board of Directors following the annual meeting of the membership.

**ARTICLE VII.**

**OFFICERS**

The names of the officers who shall serve until their successors are elected are as follows:

Rosemary Robinson	President
Sharon Shields	Vice-President
Donna Cox	Secretary
Rossana Matthews	Treasurer

**ARTICLE VII.**

**BOARD OF DIRECTORS**

1. The affairs of the Recreation Association shall be managed by a Board of Directors who shall be members of the Recreation Association. The first Board of Directors of the Recreation Association shall consist of nine (9) persons, whose names and addresses are as follows:

Rosemary Robinson  
2961 SW 87<sup>th</sup> Avenue, #306  
Davie, FL 33328

Donna Cox  
2821 SW 87<sup>th</sup> Avenue, #802  
Davie, FL 33328

Sharon Shields  
2930 SW 87<sup>th</sup> Terrace, #1802  
Davie, FL 33328

Rossana Matthews  
2831 SW 87<sup>th</sup> Avenue, #701  
Davie, FL 33328

Mary Landi  
2821 SW 87<sup>th</sup> Avenue, #801  
Davie, FL 33328

Margo Poulson  
2961 SW 87<sup>th</sup> Avenue, #302  
Davie, FL 33328

Lisa Santilli  
2901 SW 87<sup>th</sup> Avenue, #604  
Davie, FL 33328

Vicki Rassnick  
2930 SW 87<sup>th</sup> Terrace, #1805  
Davie, FL 33328

Deborah Duhr  
2821 SW 87<sup>th</sup> Avenue, #809  
Davie, FL 33328

The first Board of Directors shall serve until the first annual meeting of the membership. Prior to the first annual meeting of the membership, vacancies on the Board shall be filled by the remaining members on the Board.

2. The first annual meeting of the membership shall be held in January, 2010, or at such earlier date as a majority of the total membership may request in writing. At such meeting and at all subsequent annual meetings, the members shall elect nine (9) Directors, as more fully provided in the By-Laws of the Recreation Association.

#### **ARTICLE IX.**

##### **BY-LAWS**

The By-Laws of the Recreation Association shall be adopted by the Board of Directors, and thereafter the By-Laws shall be amended, altered or rescinded as provided in the By-Laws of the Recreation Association.

#### **ARTICLE X.**

##### **AMENDMENTS**

1. Prior to the first annual meeting of the membership, these Articles of Incorporation may be amended by a majority vote of the Directors.

2. Thereafter, amendments to these Articles of Incorporation may be proposed by any member or Director, and may be adopted by the affirmative votes of two-thirds (2/3) of the members of the Recreation Association present in person or by proxy at the annual meeting of the members at which a quorum is present, or at a special meeting of the members at which a quorum is present; provided, however, that in either instance, notice of the proposed amendment has been given with notice of the meeting; and provided further that such amendment has first been approved by not less than a majority vote of the Board of Directors of the Recreation Association.

**ARTICLE XI.**

**CORPORATE POWERS**

The Recreation Association shall have all powers and authority granted to corporations not for profit under Chapter 617 of Florida Statutes, and in addition thereto and not by way of limitation, the Recreation Association shall also have the following authority, to wit:

(a) To exercise complete and exclusive control in the management, operation and maintenance of any and all of the recreation areas for the use and benefit of residents of Residential Units located on the Property, and as agent of the members of the Recreation Association.

(b) To perform all duties and functions as required by these Articles of Incorporation, the Declaration of Condominium documentation of each Condominium located on the Property, and the By-Laws of the Recreation Association, and as may be necessary or desirable in carrying out the objectives of the Recreation Association.

**ARTICLE XII.**

**INDEMNIFICATION**

Every Director and officer of the Recreation Association shall be indemnified by the Recreation Association against all expenses and liabilities, including counsel fees, reasonably incurred by or imposed upon him or her in connection with any proceeding or any settlement of any proceeding 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 member of the Board of Directors or officer of the Recreation Association, whether or not he or she is Director or officer at the time such expenses are incurred, except in such cases wherein a Director or officer is adjudged guilty of willful misfeasance in the performance of his or her duties; provided that, in the event of any claims for reimbursement or indemnification hereunder based upon a settlement by the Director or officer seeking such reimbursement or indemnification, the indemnification herein shall apply only if the Board of Directors approves such settlement and reimbursement as being for the best interest of the Recreation Association. The foregoing right of indemnification shall be in addition to and not exclusive of all other rights which such Director or officer may be entitled. The Recreation Association shall carry errors and omissions insurance in favor of officers and Directors of the Recreation Association.

**ARTICLE XIII.**

**REGISTERED AGENT**

The name and Florida street address of the Recreation Association's Registered Agent are as follows:

Bakalar & Eichner, P.A.  
150 South Pine Island Road, Suite 540  
Plantation, FL 33324

18<sup>th</sup> IN WITNESS WHEREOF, the incorporators have affixed hereto their signatures this day of March, 2009.

Rosemary Robinson  
Rosemary Robinson

Mary Landi  
Mary Landi

Margo Poulson  
Margo Poulson

STATE OF FLORIDA )  
COUNTY OF BROWARD )

BEFORE ME, the undersigned authority, personally appeared Rosemary Robinson, Mary Landi and Margo Poulson who, after being duly sworn, acknowledged that they executed the foregoing Articles of Incorporation of THE HARVEST RECREATION ASSOCIATION, INC. for the purposes therein expressed, and who are personally known to me or who have produced Driver Licenses as identification.

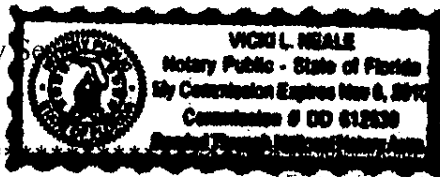
DONE at 9:00 AM, Broward County, Florida, this 18<sup>th</sup> day of March, 2009.

Sign: Vicki Neale

Print: Vicki L Neale  
Notary Public, State of Florida

My commission expires:

(Notary)



\*\*\*\*\*

**ACCEPTANCE OF REGISTERED AGENT**

Having been named as registered agent to accept service of process for the above stated corporation at the place designated in this certificate, I am familiar with and accept the appointment as registered agent and agree to act in this capacity.

**BAKALAR & EICHNER, P.A.**  
Registered Agent

By: Susan P. Berke Dated: March 18, 2009

Print: Susan P. Berke As its: President

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TALLAHASSEE, FLORIDA



**EXHIBIT "A"**  
**TO ARTICLES OF INCORPORATION OF**  
**THE HARVEST RECREATION ASSOCIATION, INC.**

**RECREATIONAL AREA LEGAL DESCRIPTION**

A portion of Tract 9 of JOHN W. NEWMAN'S SUBDIVISION OF SECTION 21, TOWNSHIP 50 SOUTH, RANGE 41 EAST, according to the Plat thereof as recorded in Plat Book 2, Page 26 of the Public Records of Dade County, Florida, described as follows:

Commencing at the Southwest corner of said Tract 9, thence East, along the South boundary of said Tract 9, a distance of 265.21 feet, thence North, 87.00 feet to the POINT OF BEGINNING, thence East, 72.98 feet; thence North, 70.00 feet; thence East, 174.33 feet; thence North 00° 32' 48" West, 234.24 feet; thence South 89° 27' 12" West, 123.00 feet; thence North 00° 32' 48" West, 288.33 feet; thence North 89° 27' 12" East, 196.00 feet; thence North 00° 32' 48" West, 148.67 feet; thence South, 89° 27' 12" West, 114.33 feet; thence North 00° 32' 48" West, 39.95 feet; thence South 89° 27' 12" West, 76.00 feet; thence North 00° 32' 48" West, 151.49 feet; thence South 89° 55' 01" West, 134.37 feet; thence South 00° 31' 47" East, 297.67 feet; thence South 89° 28' 13" West, 71.00 feet; thence South 00° 31' 47" East, 121.82 feet; thence North 89° 28' 13" East, 50.33 feet; thence South 00° 31' 47" East, 30.00 feet; thence North 89° 28' 13" East, 79.00 feet; thence South 00° 31' 47" East, 272.67 feet; thence South 89° 28' 13" West, 54.33 feet; thence South 00° 31' 47" East, 209.23 feet to the POINT OF BEGINNING.

**AND ALSO**

A portion of said Tract 9 described as follows:  
Commencing at the Southwest corner of said Tract 9, thence North 00° 31' 47" West, along the West boundary of said Tract 9, a distance of 484.87 feet to the POINT OF BEGINNING; thence continue North 00° 31' 47" West, along said West boundary of Tract 9, a distance of 63.59 feet; thence North 89° 28' 13" East, 123.00 feet; thence South 00° 31' 47" East, 10.00 feet; thence North 89° 20' 13" East, 18.00 feet; thence South 00° 31' 47" East, 18.00 feet; thence North 89° 28' 13" East, 55.33 feet; thence South 00° 31' 47" East, 35.59 feet; thence South 89° 20' 13" West, 196.33 feet to the POINT OF BEGINNING.

Said lands situate, lying and being in Broward County, Florida.

**EXHIBIT "B"**

TO  
ARTICLES OF INCORPORATION  
OF  
**THE HARVEST RECREATION ASSOCIATION, INC.**

**DESCRIPTION OF RESIDENTIAL UNITS**

The Recreation Areas managed by the Recreation Association serve the owners of 213 Residential Units, also known as "Apartment Units" or "Units" in The Harvest Condominiums Project located in Davie, Broward County, Florida, which Residential Units were created and subject to the following four (4) recorded Declarations of Condominium, as amended:

1. THE HARVEST CONDOMINIUM, SECTION ONE, a Condominium, according to the Declaration of Condominium thereof, recorded in Official Records Book 8663, at Page 94, of the Public Records of Broward County, Florida, consisting of 33 Residential Units;
2. THE HARVEST CONDOMINIUM, SECTION TWO, a Condominium, according to the Declaration of Condominium thereof, recorded in Official Records Book 9027, at Page 858, of the Public Records of Broward County, Florida, consisting of 36 Residential Units;
3. THE HARVEST CONDOMINIUM, SECTION THREE, a Condominium, according to the Declaration of Condominium thereof, recorded in Official Records Book 9252, at Page 404, of the Public Records of Broward County, Florida, consisting of 65 Residential Units; and
4. THE HARVEST CONDOMINIUM, SECTION FOUR, a Condominium, according to the Declaration of Condominium thereof, recorded in Official Records Book 9719, at Page 584, of the Public Records of Broward County, Florida, consisting of 79 Residential Units.