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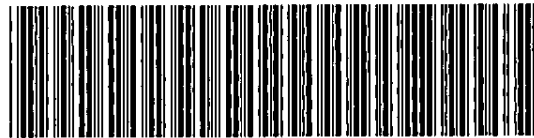
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CORPORATION SERVICE COMPANY

ACCOUNT NO. : I20000000195

REFERENCE : 038902 7864459

AUTHORIZATION :

COST LIMIT : PPD

ORDER DATE : December 27, 2011

ORDER TIME : 10:11 AM

ORDER NO. : 038902-005

CUSTOMER NO: 7864459

DOMESTIC FILING

NAME: PARADISE GARDENS SECTION III  
PROPERTY OWNERS' ASSOCIATION,  
INC.

EFFECTIVE DATE:

XX ARTICLES OF INCORPORATION

PLEASE RETURN THE FOLLOWING AS PROOF OF FILING:

XX CERTIFIED COPY

XX CERTIFICATE OF GOOD STANDING

CONTACT PERSON: Doreen Wallace - EXT. 2928

EXAMINER'S INITIALS: \_\_\_\_\_

**ARTICLES OF INCORPORATION**  
**of**  
**PARADISE GARDENS SECTION III PROPERTY OWNERS' ASSOCIATION, INC.**

11 DEC 27 AM 8:09

We the undersigned, desire to form a Corporation Not for Profit under the provisions of Chapter 617 of the Florida Statutes, as amended from time to time, and as such, do hereby agree to the following:

**ARTICLE I: NAME OF THE CORPORATION**

The name of this Corporation shall be:

PARADISE GARDENS SECTION III PROPERTY OWNERS' ASSOCIATION, INC.

**ARTICLE II: PRINCIPAL OFFICE**

The principal office and mailing address of this Corporation shall be: 6935 Margate Boulevard, Margate, Florida 33063. The Board of Directors may from time to time relocate the aforesaid principal office.

**ARTICLE III: PURPOSE**

The nature of the objects and purposes of this Corporation shall be for all lawful purposes including, but not necessarily limited to, the exercise, performance, and enforcement of all rights, privileges, duties, and obligations reserved to the Corporation, or authorized to be exercised, performed, or enforced by the Corporation, in accordance with all restrictive covenants and conditions of record which run with record title to the land more fully described as Paradise Gardens Section Three according to the Plat thereof as recorded in Plat Book 72, Page 41, of the Public Records of Broward County, Florida, which shall include all powers and duties set forth in Chapters 617 and 720 of the Florida Statutes, as amended from time to time.

#### **ARTICLE IV: MANNER OF ELECTION**

Section 1. The business affairs of this Corporation shall be managed by a Board of Directors. This Corporation shall have eight (8) initial Directors. The number of Directors may be increased from time to time in accordance with the manner set forth in the By-Laws, but shall never be less than five (5), nor more than nine (9).

Section 2. The Board of Directors must be Members of the Corporation.

Section 3. Members of the Board of Directors shall be elected and hold office in accordance with the By-Laws. Vacancies on the Board of Directors shall be filled in the manner provided by the By-laws.

#### **ARTICLE V: INITIAL DIRECTORS**

The names and addresses of the persons who shall serve as initial Directors until the first annual meeting of the Corporation, or until their successors are elected and qualified are:

Elliot Yaro	1470 NW 70 <sup>th</sup> Terrace	Margate, FL 33063
Sharon Yaro	1470 NW 70 <sup>th</sup> Terrace	Margate, FL 33063
Mildred Lester	6945 NW 14 <sup>th</sup> Place	Margate, FL 33063
Ferdinando Catalano	6900 NW 15 Street	Margate, FL 33063
Ross Russell	6980 NW 17 <sup>th</sup> Court	Margate, FL 33063
Lauren Beracha	6950 NW 14 Place	Margate, FL 33063
Deborah Donadio	1485 NW 70 <sup>th</sup> Lane	Margate, FL 33063
Betty Murphy	1720 NW 70 Lane	Margate, FL 33063

#### **ARTICLE VI: REGISTERED AGENT**

The name and street address of the corporation's initial registered agent shall be:

KATZMAN GARFINKEL & BERGER

5297 West Copans Road

Margate, FL 33063

**ARTICLE VII: INCORPORATORS**

The names and addresses of the Incorporators are:

KATZMAN GARFINKEL & BERGER

Attn: Howard J. Perl, Esq.

5297 West Copans Road

Margate, FL 33063

**ARTICLE VIII: QUALIFICATIONS OF MEMBERS**

Qualification of Members, the manner of admission, termination of such membership, and voting by Members shall be as follows:

Section 1. The membership of this Corporation shall be limited to the record title owners in the subdivision known as Paradise Gardens Section Three according to the Plat thereof as recorded in Plat Book 72, Page 41, of the Public Records of Broward County, Florida, and to any bona fide grantee thereof as evidenced by the Public Records of Broward County, Florida, and upon the recording of a conveyance transferring ownership to a new owner, the membership of the prior owner shall be terminated.

Section 2. The record title owner(s) of each lot within the subdivision known as Paradise Gardens Section Three shall be entitled to one (i) vote per lot which may be cast by the owner(s) in such manner as may be provided in the By-laws of the Corporation. Should any Member own more than one (1) lot, such Member shall be entitled to exercise or cast as many votes as lots owned in the manner provided in the By-Laws.

**ARTICLE IX: OFFICERS**

Section 1. The Officers of the Corporation shall be a President, such number of Vice Presidents, a Secretary, a Treasurer, and such other Officers as may be provided in the By-Laws.

Section 2. The Officers shall serve at the pleasure of the Board of Directors, and shall be elected at an organizational meeting of the Board immediately following the conclusion of the annual meeting of the membership, or within ten (10) calendar days thereof.

**ARTICLE X: BYLAWS**

The Board of Directors of this Corporation shall provide By-laws for the conduct of its business and the carrying out of its purposes as they may deem necessary which may be altered, amended, or rescinded in the manner provided in the By-laws.

**ARTICLE XI: AMENDMENT OF ARTICLES OF INCORPORATION**

These Articles of Incorporation may be amended by Resolution adopted by a majority of the Board of Directors and approved at a Regular or Special Meeting of the membership by a two thirds (2/3) vote of those Members present, in person or by proxy, at a meeting wherein a quorum is present.

**ARTICLE XII: PERPETUAL EXISTENCE**

This Corporation shall have perpetual existence.

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.

Signature of Registered Agent

Date

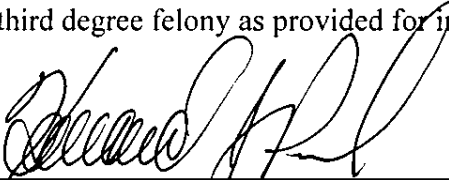
Print Name

*Leigh L. Kitzman*

*12/22/11*

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I SUBMIT THIS DOCUMENT and affirm that the facts stated herein are true. I am aware that any false information submitted in a document to the Department of State constitutes a third degree felony as provided for in s.817.155, F.S.

  
\_\_\_\_\_  
Signature of Incorporator

12/23/11  
Date

HOWARD J PENL  
\_\_\_\_\_  
Print Name

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