

N 19079

LARRY E. SCHNER, P.A.
ATTORNEY AT LAW

Telephone: (561) 368-6266
Telefax: (561) 368-0211

750 South Dixie Highway
Boca Raton, FL 33432

FILED
01 APR 19 AM 9:12
SECRETARY OF STATE
TALLAHASSEE, FLORIDA
of Counsel to
Lavalle, Brown, Roman
& Soff, P.A.

April 12, 2001

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-04/19/01--01109--022
*****87.50 *****~~27.50~~

43.75

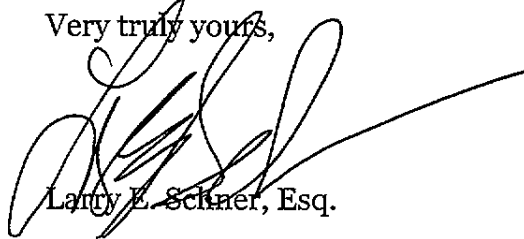
Secretary of State
State of Florida
Division of Corporations
P.O. Box 6327
Tallahassee, FL 32314

Re: Cypress Point Patio Association, Inc.

Dear Sir or Madam:

Enclosed is the Articles of Amendment to Articles of Incorporation of Cypress Point Patio Association, Inc. for filing with the Secretary of State. Enclosed is a check in the amount of \$87.50 representing the filing fee for the Amendment as well as a certified copy of the Articles of Amendment to be sent to this office. A self-addressed envelope is enclosed for your convenience. If you have any questions please contact me to discuss.

Very truly yours,



Larry E. Schner, Esq.

LES/es:ltrs\Secretary State.001
Enclosures

Amend
6-21-01
BVS

LARRY E. SCHNER, P.A.
ATTORNEY AT LAW

Telephone: (561) 368-6266
Telefax: (561) 368-0211

750 South Dixie Highway
Boca Raton, FL 33432

of Counsel to
Lavalle, Brown, Ronan
& Soff, P.A.

June 4, 2001

Secretary of State
State of Florida
Division of Corporations
P.O. Box 6327
Tallahassee, FL 32314

Re: Cypress Point Patio Association, Inc.

Dear Sir or Madam:

Enclosed is the Articles of Amendment to Articles of Incorporation of Cypress Point Patio Association, Inc. for filing with the Secretary of State and a copy of your letter of April 27, 2001. We have made the required corrections as stated in your letter. Please process this Amendment and forward the certified copy to our office. Thank you for your consideration. If you have any questions please contact me to discuss.

Very truly yours,



Larry E. Schner, Esq.

LES/ES:ltrs\Secretary State.001
Enclosures

LARRY E. SCHNER, P.A.
ATTORNEY AT LAW

Telephone: (561) 368-6266
Telefax: (561) 368-0211

750 South Dixie Highway
Boca Raton, FL 33432

of Counsel to
Lavalle, Brown, Ronan
& Soff, P.A.

June 14, 2001

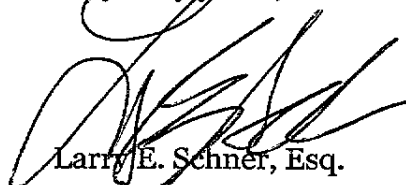
Secretary of State
State of Florida
Division of Corporations
P.O. Box 6327
Tallahassee, FL 32314

Re: Cypress Point Patio Association, Inc.

Dear Sir or Madam:

Enclosed is the Articles of Amendment to Articles of Incorporation of Cypress Point Patio Association, Inc. for filing with the Secretary of State and a copy of your letter of June 7, 2001. We are not amending the original Registered Agent address and pursuant to my telephone call with your office, we do not need to provide written acceptance by the Registered Agent. Please process this Amendment and forward the certified copy to our office. Thank your for your consideration. If you have any questions please contact me to discuss.

Very truly yours,



Larry E. Schner, Esq.

LES/es:lrs\Secretary State.001
Enclosures



FLORIDA DEPARTMENT OF STATE
Katherine Harris
Secretary of State

April 27, 2001

LARRY E. SCHNER, P.A.
750 SOUTH DIXIE HIGHWAY
BOCA RATON, FL 33432

SUBJECT: CYPRESS POINT PATIO ASSOCIATION, INC.
Ref. Number: N19079

We have received your document for CYPRESS POINT PATIO ASSOCIATION, INC. and your check(s) totaling \$87.50. However, the enclosed document has not been filed and is being returned for the following correction(s):

The word "initial" or "first" should be removed from the article regarding directors, officers, and/or registered agent, unless these are the individuals originally designated at the time of incorporation.

The incorporator(s) cannot be amended or changed. Please correct your document accordingly.

The document must contain written acceptance by the registered agent, (i.e. "I hereby am familiar with and accept the duties and responsibilities as registered agent for said corporation/limited liability company"); and the registered agent's signature.

Please return your document, along with a copy of this letter, within 60 days or your filing will be considered abandoned.

If you have any questions concerning the filing of your document, please call (850) 487-6957.

Doug Spittler
Document Specialist

Letter Number: 701A00024993

RECEIVED
01 JUN -7 AM 9:29
DIVISION OF CORPORATIONS



FLORIDA DEPARTMENT OF STATE

Katherine Harris
Secretary of State

June 7, 2001

LARRY E. SCHNER, P.A.
750 SOUTH DIXIE HIGHWAY
BOCA RATON, FL 33432

SUBJECT: CYPRESS POINT PATIO ASSOCIATION, INC.
Ref. Number: N19079

We have received your document for CYPRESS POINT PATIO ASSOCIATION, INC. and your check(s) totaling \$87.50. However, the enclosed document has not been filed and is being returned for the following correction(s):

Please list the current officers and directors.

The document must contain written acceptance by the registered agent, (i.e. "I hereby am familiar with and accept the duties and responsibilities as registered agent for said corporation/limited liability company"); and the registered agent's signature.

Please return your document, along with a copy of this letter, within 60 days or your filing will be considered abandoned.

If you have any questions concerning the filing of your document, please call (850) 487-6957.

Doug Spittler
Document Specialist

Letter Number: 501A00035044

RECEIVED
01 JUN 18 PM 1:38
DIVISION OF CORPORATIONS

ARTICLES OF AMENDMENT
to
ARTICLES OF INCORPORATION
of

FILED
01 APR 19 AM 9:12
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

Cypress Pointe Patio Association, Inc.

Pursuant to the provisions of section 617.1006, Florida Statutes, the undersigned corporation adopts the following articles of amendment to its articles of incorporation.

FIRST: Amendment(s) adopted:

see attached

SECOND: The date of adoption of the amendment(s) was:

February 19, 2001

THIRD: Adoption of Amendment (check one)



The amendment(s) was(were) adopted by the members and the number of votes cast for the amendment was sufficient for approval.



There are no members or members entitled to vote on the amendment. The amendment(s) was(were) adopted by the board of directors.

Cypress Pointe Patio Association, Inc.

Corporation Name

Richard Spring

Signature of Chairman, Vice Chairman, President or other officer

RICHARD SPRING

Typed or printed name

PRESIDENT

Title

4/12/01

Date

DOCS\CYPRESS PT. PATIO

This instrument prepared by and return to:

LARRY E. SCHNER, ESQ.

750 So. Dixie Highway

Boca Raton, FL 33432

**ARTICLES OF AMENDMENT TO THE
ARTICLES OF INCORPORATION OF
CYPRESS POINT PATIO ASSOCIATION, INC.
(A CORPORATION NOT FOR PROFIT)**

Pursuant to §617.10006 of the Florida Statutes, the Articles of Incorporation of CYPRESS POINT PATIO ASSOCIATION, INC., ("CYPRESS POINT") is hereby amended pursuant to a vote of a majority of the Board of Directors, pursuant to Article XI of the Articles of Incorporation for CYPRESS POINT PATIO ASSOCIATION, INC.

I. This Amendment hereby amends the Articles of Incorporation for CYPRESS POINT PATIO ASSOCIATION, INC., as follows:

See Exhibit "A" attached hereto and incorporated herein.

II. Except as amended and modified herein, all other terms and conditions of the Articles of Incorporation for CYPRESS POINT shall remain in full force and effect according to their terms.

III. This Amendment has been proposed and adopted on the 19th day of Feb., 2001, in accordance with §607.0120 of the Florida Statutes by majority vote of the Board of Directors.

IN WITNESS WHEREOF, the Declarant has caused this Amendment to the Articles of Incorporation for CYPRESS POINT PATIO ASSOCIATION, INC., to be executed by the duly authorized officer, this 16th day of March, 2001.

WITNESSES:

Marcia Ingber
WITNESS

MARCIA Ingber
(Print name)

Marie Lee
WITNESS

MARIE LEE
(Print name)

CYPRESS POINT PATIO ASSOCIATION, INC.

BY: Chip Spring, President

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE FOREGOING instrument was acknowledge before me this 16th day of March, 2001, by Richard Spence, President of CYPRESS POINT PATIO ASSOCIATION, INC., who was personally known to me or who has produced (Florida Driver's License) as identification.

WITNESS my hand and official seal at the County and State aforesaid this 16th day of March, 2001.

Jo Ann O'Mara
Notary Public
My commission expires:



EXHIBIT "A"

A parcel of land lying in Section 15, Township 47 South, Range 42 East, Palm Beach County, Florida, being more particularly described as follows:

Commencing at the Northwest corner of the Southwest one-quarter of said Section 15; thence South $00^{\circ} 47' 38''$ East along the West line of said Southwest one-quarter, a distance of 827.35 feet; thence North $89^{\circ} 12' 22''$ East, a distance of 124.67 feet to a point on the Easterly line of Tract "C", as shown on the plat of the Village of Woodbridge, as recorded in Plat Book 34, Pages 149 and 150, of the Public Records of Palm Beach County, Florida and the Point of Beginning of this Description; thence North $74^{\circ} 55' 53''$ West along the North line of said Parcel "C", a distance of 59.17 feet to the intersection with the arc of a circular curve to the left, whose radius point bears North $60^{\circ} 37' 43''$ West, from the last described point, said point being further described as being on the Easterly right of way line of Woodbridge Way, as shown on said plat; thence Northerly and Westerly along the arc of said curve, along said Easterly right of way line, having a radius of 250.00 feet, an arc distance of 292.12 feet to the Point of Reverse Curvature of a circular curve to the right; thence Northerly and Westerly along the arc of said curve, along said Easterly right of way line, having a radius of 500.00 feet, an arc distance of 92.98 feet to the intersection with the arc of a circular curve to the left, whose radius point bears North $12^{\circ} 20' 33''$ West, from the last described point, said point being further described as being on the Southeasterly right of way line of Woodbridge Circle, as shown on said plats thence Northerly and Easterly along the arc of said curve, along said Easterly right of way line, having a radius of 185.00 feet, an arc distance of 134.49 feet to the Point of Tangency; thence North $36^{\circ} 00' 17''$ East, along said Easterly right of way line, a distance of 180.00 feet; thence South $53^{\circ} 59' 43''$ East, a distance of 410.00 feet thence South $10^{\circ} 40' 50''$ East, a distance of 174.76 feet; thence South $80^{\circ} 37' 12''$ West, a distance of 122.72 feet; thence South $74^{\circ} 19' 33''$ West, a distance of 75.14 feet; thence South $71^{\circ} 12' 14''$ West, a distance of 237.38 feet; thence South $31^{\circ} 51' 52''$ West, a distance of 67.14 feet to a point on the Easterly line of said Tract "C" and the Point of Beginning of this Description.

ARTICLES OF INCORPORATION

CYPRESS POINT PATIO
THE POINTE at Boca West

I. NAME

The name of this corporation shall be CYPRESS POINT PATIO THE POINTE at Boca West Association, Inc., hereinafter referred to as the "Association."

II. CORPORATE EXISTENCE

The term for which this Association is to exist shall be perpetual.

III. REGISTERED OFFICE, REGISTERED AGENT, and STREET ADDRESS

The address of the initial registered office of this Corporation shall be 20514 Linksvlew Drive, Boca Raton, Florida, 33434 and the name of the registered agent in charge thereof is Jules Pearlstine,

The mailing address of the Corporation shall be 20514 Linksvlew Drive, Boca Raton, Florida, 33434.

IV. PURPOSES

The general nature, objects and purposes of the Association are as follows:

A. To promote the health, safety and social welfare of the properties located within the ~~Cypress Point Patio Homes~~ THE POINTE at Boca West area, a residential area hereinafter referred to as "~~Cypress Point Patio Homes~~" "THE POINTE at Boca West Association, Inc." and described in a certain Declaration of Covenants and Restrictions dated the 19th Day of January, 1981. Recorded in Palm Beach County, Florida, in O.R. 3463, Page 1243, et seq.

B. To own, maintain, repair and replace the general and/or common areas, parks, sidewalks and/or access paths, streets, common areas, lawns, landscaping, any structures, fences or other improvements in and/or benefiting the ~~Patio Homes~~ THE POINTE at Boca West homes for which the obligation to maintain and repair has been delegated and accepted.

C. To control the specifications, architecture, design, appearance, elevation and location of, and landscaping around all buildings and improvements of any type, including walls, fences, swimming pools, tennis courts, antennae, sewers, drains, disposal systems or other structures constructed, placed or permitted to remain in the ~~Patio Homes~~ THE POINTE at Boca West homes as well as the alteration, improvement, addition and/or change thereto. To further control the leasing and occupancy of all of the residences located in the ~~Patio Homes~~ THE POINTE at Boca West.

D. To provide, if necessary, security, prior protection and other services or to pay for the same which will be provided by others. To use the capital improvements and equipment related thereto in the ~~Patio Homes~~ THE POINTE at Boca West homes to such an extent, as services might not be provided by the Boca West Maintenance Association, Inc., or any other delegated authority.

E. To operate, without profit for the benefit of the members.

F. To perform the functions contemplated by the Association and as undertaken by its Board of Directors and in the Declaration of Covenants and Restrictions assumed herein.

V. GENERAL POWERS

The general powers that the Association shall have are as follows:

A. To hold funds solely and exclusively for the benefit of the members for purposes set forth in these Articles of Incorporation.

B. To promulgate and enforce rules, regulations, Bylaws, covenants, restrictions and agreements to effectuate the purposes for which then Association is organized.

C. To delegate power or powers where such is deemed in the interest of the Association.

D. To purchase, lease, hold, sell, mortgage or otherwise acquire or dispose of interests in, real or personal property, except to the extent restricted hereby; to enter into, make, perform or carry out contracts of every kind with any person, firm, corporation, association or other entity; to do any and all acts necessary or expedient for carrying on any and all of the activities and pursuing any and all of the objects and purposes set forth in the Articles of Incorporation and not forbidden by the laws of the State of Florida, notwithstanding any contrary language against property owned or accepted by the Association.

E. In general, to have all powers conferred upon a corporation by the laws of the State of Florida, except as prohibited herein.

VI. MEMBERS

A. The members shall consist, of the property owners residing and owing a residence in ~~Cypress Point Patio Homes~~ THE POINTE at Boca West. All such property owners shall be members of the Association. There shall be one (1) class of membership. That class of membership shall consist of all property owners who have title vested in their names or in a nominee on their behalf which Nominee Agreement shall be produced to the Board of Directors of the Association.

B. "Owner", "Unit", and any other defined terms herein and elsewhere in these Articles are used with the definitions given those terms in the aforesaid Declaration of Covenants and Restrictions for ~~Cypress Point~~ THE POINTE at Boca West.

C. ~~Cypress Point~~ THE POINTE at Boca West consists of all that certain real property situated in Palm Beach County, Florida, described in Exhibit "A" attached hereto and made a part of these Articles of Incorporation.

VII. VOTING AND ASSESSMENTS

A. Subject to the restrictions and limitations hereinafter set forth, each member shall be entitled to one (1) vote for each Lot in which he holds the interest required for membership. When one or more person holds such interest or interest in any Unit, all such persons shall be members, and the vote for such Unit shall be exercised as they among themselves determine, but in no event shall more than one vote be cast with respect to any Lot. Except where otherwise required under the provisions of these Articles, the Declaration of Covenants and Restrictions for ~~Cypress Point~~ THE POINTE at Boca West or by law, the affirmative vote of the Owners of a majority of Lots represented at any meeting of the members duly called and at which a quorum is present, shall be binding upon the members.

B. The Association will obtain funds with which to operate by assessment of its members in accordance with the provisions of the Declaration of Covenants and Restrictions for ~~Cypress Point~~ THE POINTE at Boca West, as supplemented by the provisions of the Articles and Bylaws of the Association relating thereto.

VIII. BOARD OF DIRECTORS

A. The affairs of the Association shall be managed by a Board of Directors, who shall be a resident of the aforescribed premises and shall own a residence within ~~the~~ THE POINTE at Boca West ~~patio home~~ covered by this Association. The Board of Directors shall have the power to determine from time to time the number of Directors to be elected by the members of this Association, but in no event shall the number of Directors be less than the minimum number required by the Not for Profit Corporation Law of the State of Florida. After the first annual meeting of the Board of Directors and subject to the provisions of Article VII herein and the laws of the State of Florida, the members of this Association shall elect the Directors by a plurality vote. The two Directors receiving the highest number of votes shall serve for a term of two years, and the remaining Directors shall serve for a term of one year thereafter as many Directors shall be elected as there are vacancies existing at the time of the annual meeting so that the Board of Directors shall have staggered terms of office. The term of the Directors so elected shall be for two (2) years expiring at the second annual election following their first election and thereafter until their successors are duly elected and qualified or until removed from office with or without cause by the affirmative vote of a majority of the members.

B. The name and address of the members of the first Board of Directors who shall hold office until the annual meeting of the Board to be held in the year 1987 until their successors are elected or appointed are then qualified are as follows:

Saul Lederhandler
20559 Links Circle
Boca Raton, Florida 33434

Marvin Stockel
20571 Links Circle
Boca Raton, Florida 33434

Jerry Schlan
6802 Woodbridge Drive
Boca Raton, Florida 33434

Leonard Litwin
20402 Linksview Drive
Boca Raton, Florida 33434

Judith Opper
20595 Links Circle
Boca Raton, Florida 33434

Philip Datloff
20572 Links Circle
Boca Raton, Florida 33434

Sydney Horowitz
20596 Links Circle
Boca Raton, Florida 33434

IX. OFFICERS

The officers of the Association shall consist of the President, Vice President, Secretary and Treasurer and such other officers as the Board may from time to time by resolution create. The duties of the officers shall be set forth in the Bylaws. Any two or more offices may be held by the same person except the office of President and Secretary. Officers shall be elected for one year terms in accordance with the procedures that will be set forth in the Bylaws. The names of the officers who are to manage the affairs of this Association until the next annual meeting of the Board of Directors to be held in the year 1987 or until their successors have been duly elected and qualified are as follows:

President Saul Lederhandler
Vice President Jerry Schlan
Secretary Marvin Stockel
Treasurer Leonard Litwin

X. BYLAWS

The Board of Directors shall adopt Bylaws consistent with the Articles and the laws of the State of Florida.

XI. AMENDMENT TO THE ARTICLES OF INCORPORATION

These Articles may be altered, amended or repealed by vote of a majority of the Board of Directors. No amendment affecting the use, sale or lease of the common area as defined in the Declaration of Covenants and Restrictions for ~~Cypress Point Patio Association, Inc.~~ THE POINTE at Boca West Association, Inc. shall be adopted or effective without the prior approval of the County of Palm Beach, Florida, and the members of the Association.

XII. SUBSCRIBERS

The names and addresses of the subscribers are as follows:

Saul Lederhandler
20559 Links Circle
Boca Raton, Florida 33434

Marvin Stockel
20571 Links Circle
Boca Raton, Florida 33434

Jerry Schlan
6802 Woodbridge Drive
Boca Raton, Florida 33434

XIII. INDEMNIFICATION OF OFFICERS AND DIRECTORS

A. The Association hereby indemnifies any Director or officer made a party or threatened to be made a party to any threatened, pending or completed action, suit or proceeding:

1. Whether civil, criminal, administrative, or investigative, other than one by or in the right of the Association to procure a judgment in its favor, brought to impose a liability or penalty on such person for an act alleged to have been committed by such person in his capacity of Director or officer of the Association, or in his capacity as Director, officer, employee or agent of any other corporation, partnership, joint venture, trust or other enterprise which he served at the request of the Association, against judgments, fines, amounts paid in settlement and reasonable expenses, including attorneys' fees, actually and necessarily incurred as a result of such action, suit or proceeding or any appeal therein, if such person acted in good faith in the reasonable belief that such action was in the best interests of the Association, and in criminal actions or proceedings, without reasonable ground for belief that such action was unlawful. The termination of any such action, suit or proceeding by judgment, order, settlement, conviction or upon a plea of nolo contendere or its equivalent shall not in itself create a presumption that any such Director or officer did not act in good faith in the reasonable belief that such action was in the best interests of the Association or that he had reasonable grounds for, belief that such action was unlawful.

2. By or in the right of the Association to procure a judgment in its favor by reason of his being or having been a Director or officer of the Association, or by reason of his being or having been a Director, officer, employee or agent of any other corporation, partnership, joint venture, trust or other enterprise which he served at the request of the Association, against the reasonable expenses, including attorneys fees, actually and necessarily incurred by him in connection with the defense or settlement of such action, or in connection with an appeal therein if such person acted in good faith in the reasonable belief that such action was in the best interests of the Association. Such person shall not be entitled to indemnification in relation to matters to which such person has been judged to have been guilty of gross negligence or misconduct in the performance of his duty to the Association unless, and only to the extent that, the court, administrative agency, or investigative body before which such action, suit or proceeding is held shall determine upon application that, despite the adjudication of liability but in view of all circumstances of the case, such person is fairly and reasonably entitled to indemnification for such expenses which such tribunal shall deem proper.

B. The Board of Directors shall determine whether amounts for which a Director or officer seeks indemnification were properly incurred and whether such Director or officer acted in good faith and in a manner he reasonably believed to be in the best interests of the Association, and whether, with respect to any criminal action or proceeding, he had no reasonable ground for belief that such action was unlawful. Such determination shall be made by the Board of Directors by a majority vote of a quorum consisting of Directors who were not parties to such action, suit or proceeding.

C. The foregoing rights of indemnification shall not be deemed to limit in any way the powers of the Association to indemnify under applicable law. The laws of the State of Florida as they effect Directors shall be incorporated herein by reference and shall be included within these within these Articles of Incorporation.

XIV. TRANSACTION IN WHICH DIRECTORS OR OFFICERS ARE INTERESTED

A. No contract or transaction between the Association and one or more of its Director or officers, or between the Association and any other corporation, partnership, association, or other organization in which one or more of its Directors or officers are Directors of officers, have a financial interest, shall be invalid, void or voidable solely for this reason, or solely because the Director or officer is present at or participates in the meeting of the Board or committee thereof which authorized the contract or transaction, or solely because his or their votes are counted for such purpose. No Director or officer of the Association shall incur liability by reason of the fact that he is or may be interested in any such contract or transaction.

B. Interested Directors may be counted in determining the presence of a quorum at a meeting of the Board of Directors or of a committee which authorized the contract or transaction.

IN WITNESS WHEREOF, the said subscribers have hereto set their hands and seals this _____ day of _____, 1986.

_____(SEAL)

_____(SEAL)

_____(SEAL)

JULES PEARLSTINE, having been designated to act as registered agent, hereby agrees to act in this capacity.

_____(SEAL)
JULES PEARLSTINE

STATE OF FLORIDA :
 :SS
COUNTY OF PALM BEACH :

BEFORE ME, a Notary Public authorized to take acknowledgments in the State and County set forth above, personally appeared Saul Lederhandler, Marvin Stockel and Jerry Schlan, known to be and known by me to be the persons who executed the foregoing Articles of Incorporation, and they acknowledged before me that they executed those Articles of Incorporation.

IN WITNESS WHEREOF, I have hereunto set my hand and seal in the State and County above, this 29th day of December, 1986.

Notary Public

My Commission Expires: _____