



BECKER & POLIAKOFF, P.A.

| | | | | | | | | |
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| Port Charlotte* | St. Petersburg | Sarasota | Sebring* | | Tallahassee | Tampa | West Palm Beach | |

The Lakes Plaza
 5000 Australiana Avenue, South
 Qld, 1 floor
 West Palm Beach (41) 43400
 Palm Beach (402) 465 4644
 Ft. Lauderdale (800) 462 7781
 Las Vegas (402) 834 8917

ADMINISTRATIVE OFFICES

Figure 10.

West Palm Beach

Facsimile (407) 832-8902
N95000002184
April 27, 1995

Corporate Records Bureau
Division of Corporations
Department of State
P.O. Box 6327
Tallahassee, FL 32301

41000101-470404
-05/02/95--01050--003
****122.50 ****122.50

Re: The Balmoral Association, Inc. - New Filing of
Articles of Incorporation

Dear Sir/Madam:

Enclosed herein please find an original and one copy of The Articles of Incorporation for The Balmoral Association, Inc., as well as a check in the amount of \$122.50 to cover the cost of filing same and return of a stamped copy to my attention.

If you should have any questions, or require additional information, please do not hesitate to contact me. Thank you for your attention to this matter.

Very, truly yours,

PETER C. MOLLENGARDEN
For the Firm

PCM/dj
Enclosure

cc: Board of Directors,
The Balmoral Association, Inc.

AUTHORIZATION BY PHONE TO
COLLECT *1000 1/2*
DATE *5/2/85*
DOC EXAM *1000 1/2*

D. BROWN MAY - 8 1995

This instrument was prepared by:
Peter C. Mollongarden, Esquire
BECKER & POLIAKOFF, P.A.
500 Australian Avenue South, 9th Floor
West Palm Beach, FL 33401

RECORDED
2011-1-13 10:20
CLERK OF DISTRICT COURT

ARTICLES OF INCORPORATION

FOR

THE BALMORAL ASSOCIATION, INC.

The undersigned incorporator, for the purpose of forming a corporation not for profit pursuant to the laws of the State of Florida, hereby adopts the following Articles of Incorporation:

ARTICLE 1

NAME AND ADDRESS

The name of the corporation shall be THE BALMORAL ASSOCIATION, INC. The principal address of the corporation is 414 Seasage Drive, Delray Beach, Florida. ³³⁴⁷²¹ For convenience, the corporation shall be referred to in this instrument as the "Association," these Articles of Incorporation as the "Articles," and the By-Laws of the Association as the "By-Laws."

ARTICLE 2

PURPOSE

The purpose for which the Association is organized is to provide an entity pursuant to the Florida Condominium Act as it exists on the date hereof (the "Act") for the operation of that certain condominium located in Palm Beach County, Florida, and known as THE BALMORAL, A CONDOMINIUM (the "Condominium").

ARTICLE 3

DEFINITIONS

The terms used in these Articles shall have the same definitions and meaning as those set forth in the Declaration of the Condominium recorded in the Public Records of Palm Beach County, Florida, in Official Record Book 1689 at Page 1746 et. seq. unless herein provided to the contrary, or unless the context otherwise requires.

ARTICLE 4

POWERS

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, the By-Laws or the Act.
- 4.2 Enumeration. The Association shall have the powers and duties set forth in the Act, except as limited by these Articles, the By-Laws and the Declaration (to the extent that they are not in conflict with the Act), and all of the powers and duties reasonably necessary to operate the Condominium pursuant to the Declaration and as more particularly described in the By-Laws, as they may be amended from time to time, including, but not limited to, the following:

- (a) To make and collect Assessments and other charges against members as Apartment 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 Condominium Property, and other property acquired or leased by the Association.
 - (d) To purchase insurance upon the Condominium Property and insurance for the protection of the Association, its officers, directors and Apartment Owners.
 - (e) To make and amend reasonable rules and regulations for the maintenance, conservation and use of the Condominium Property and for the health, comfort, safety and welfare of the Apartment Owners.
 - (f) To approve or disapprove the leasing, transfer, ownership and possession of Apartments as may be provided by the Declaration.
 - (g) To enforce by legal means the provisions of the Act, the Declaration, these Articles, the By-Laws, and the Rules and Regulations for the use of the Condominium Property.
 - (h) To contract for the management and maintenance of the Condominium Property and to authorize a management agent 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 Elements with such funds as shall be made available by the Association for such purposes. The Association and its officers shall, however, retain at all times the powers and duties granted by the Condominium Act, 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, maintenance, conservation, and use of the Condominium.
- 4.3 Condominium Property. All funds and the title 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 By-Laws.
- 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 not-for-profit corporation or a public agency or as otherwise authorized by the Florida Not For Profit Corporation Statute.
- 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, the By-Laws and the Act, provided that in the event of conflict, the provisions of the Act shall control over those of the

Declaration and By-Laws.

ARTICLE 5

MEMBERS

- 5.1 Membership. The members of the Association shall consist of all of the record title owners of Apartments in the Condominium from time to time, and after termination of the Condominium, shall also consist of those who were members at the time of such termination, and their successors and assigns. New members shall deliver a true copy of the recorded Deed or other instrument of acquisition of title to the Association.
- 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 Apartment for which that 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 Apartment, which vote shall be exercised or cast in the manner provided by the Declaration and By-Laws. Any person or entity owning more than one Apartment shall be entitled to one vote for each Apartment owned.
- 5.4 Meetings. The By-Laws 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 6

TERM OF EXISTENCE

The Association shall have perpetual existence.

ARTICLE 7

INCORPORATOR

The name and address of the Incorporator of this Corporation is:

| <u>NAME</u> | <u>ADDRESS</u> |
|--------------------------------|---|
| Peter C. Mollengarden, Esquire | Becker & Poliakoff, P.A. 500 Australian Avenue South 9th Floor West Palm Beach, FL 33401 |

ARTICLE 8

OFFICERS

The affairs of the Association shall be administered by the officers holding the offices designated in the By-Laws. The officers shall be elected by the Board of Directors of the Association at its first meeting following the annual meeting of the members of the Association and shall serve at the pleasure of the Board of Directors. The By-Laws may provide for the removal from office of officers, for filling vacancies and for the duties and qualifications of the officers. The names and addresses of the officers at the time of incorporation of this corporation are as

follows:

President: Courtney Howland
414 Seasage Drive, Apt. #12
Delray Beach, FL 33483

Vice-President: Nancy P. Howland
414 Seasage Drive, Apt. #1 & 11
Delray Beach, FL 33483

Vice-President: Alexandra von Peterffy
414 Seasage Drive, Apt. #2
Delray Beach, FL 33483

Secretary: John Rogers
414 Seasage Drive, Apt. #7
Delray Beach, FL 33483

Treasurer: Sheila Shaw
414 Seasage Drive, Apt. #4
Delray Beach, FL 33483

ARTICLE 9

DIRECTORS

- 9.1 Number and Qualification. The property, business and affairs of the Association shall be managed by a board consisting of the number of directors determined in the manner provided by the By-Laws, but which shall consist of not less than three (3) directors.
- 9.2 Duties and Powers. All of the duties and powers of the Association existing under the Act, the Declaration, these Articles and the By-Laws shall be exercised exclusively by the Board of Directors, its agents, contractors or employees, subject only to approval by Apartment Owners when such approval is specifically required.
- 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 By-Laws. Directors may be removed and vacancies on the Board of Directors shall be filled in the manner provided by the By-Laws and applicable law.
- 9.4 First Directors. The names and addresses of the members of the current Board of Directors are as follows:

| <u>NAME</u> | <u>ADDRESS</u> |
|----------------------------|---|
| Ms. Courtney Howland | 414 Seasage Drive, Apt. #10 Delray Beach, FL 33483 |
| Ms. Nancy Howland | 414 Seasage Drive, Apt. #1 Delray Beach, FL 33483 |
| Mr. John Rogers | 414 Seasage Drive, Apt. #7 Delray Beach, FL 33483 |
| Ms. Sheila Shaw | 414 Seasage Drive, Apt. #4 Delray Beach, FL 33483 |
| Ms. Alexandra von Peterffy | 414 Seasage Drive, Apt. #2 Delray Beach, FL 33483 |

ARTICLE 10

INDEMNIFICATION

- 10.1 Indemnity. 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 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 determines, after all available 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 not in, or opposed to, the best interest of the Association, and, with respect to any criminal action or proceeding, that he had reasonable cause to believe his conduct was unlawful, and (b) such court further specifically determines that indemnification should be denied. The termination of any action, suit or proceeding by judgment, order, settlement, conviction or upon plea of nolo contendere or its equivalent shall not, of itself, create a presumption that the person did not act in good faith or did act in a manner which he reasonably believed to be not in, or opposed to, the best interest of the Association, and, with respect to any criminal action or proceeding, that he had reasonable cause to believe that his conduct was unlawful.
- 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 therewith.
- 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 ultimately be determined that he is entitled to be indemnified by the Association as authorized in this Article 10.
- 10.4 Miscellaneous. The indemnification provided by this Article shall not be deemed exclusive of 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 incurred 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 prior written consent of all persons whose interest would be adversely affected by such amendment.

ARTICLE 11

BY-LAWS

The By-Laws of the Association may be altered, amended or rescinded in the manner provided in the By-Laws and the Declaration.

ARTICLE 12

AMENDMENTS

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

- 12.1 Notice. Notice of a proposed amendment shall be included in the notice of any meeting at which the proposed amendment is to be considered and shall be otherwise given in the time and manner provided in Chapter 617, Florida Statutes. Such notice shall contain the proposed amendment or a summary of the changes to be affected thereby.
- 12.2 Adoption. Amendments shall be proposed and adopted in the manner provided in Chapter 617, Florida Statutes and in the Act (the latter to control over the former to the extent provided for in the Act).
- 12.3 Limitation. No amendment shall make any changes in the qualifications for membership, nor in the voting rights or property rights of members, nor any changes in Sections 4.3, 4.4 or 4.5 of Article 4, entitled "Powers", without the approval in writing of all members and the joinder of all record owners of mortgages upon Apartments. No amendment shall be made that is in conflict with the Act, the Declaration or the By-Laws. No amendment to this paragraph 12.3 shall be effective.
- 12.4 Recording. A copy of each amendment shall be filed with the Secretary of State pursuant to the provisions of applicable Florida law, and a copy certified by the Secretary of State shall be recorded in the public records of Palm Beach County, Florida.

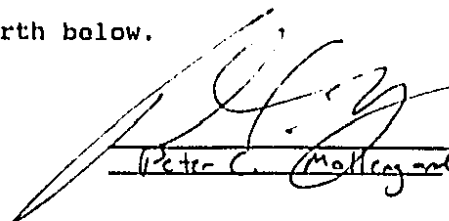
ARTICLE 13

REGISTERED OFFICE; ADDRESS AND NAME OF REGISTERED AGENT

The ^{principle} registered office of this corporation shall be at 414 Seasage Drive, Delray Beach, Florida, with the privilege of having its office and branch offices at other places within or without the State of Florida. The initial registered agent shall be Peter C. Mollengarden, Esquire, whose address is Becker & Poliakoff, P.A., 500 Australian Avenue South, 9th Floor, West Palm Beach, Florida 33401.

IN WITNESS WHEREOF, the Incorporator has affixed his signature

the day and year set forth below.

 (SEAL)

STATE OF FLORIDA)
COUNTY OF PALM BEACH }

SS.

The foregoing instrument was acknowledged before me this 27th day of April, 1995 by Peter C. Mollenhagen, who is personally known to me or who has produced NPA (type of identification) as identification.

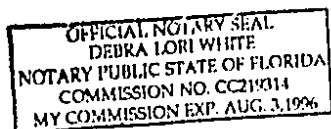
Debra Lori White
Signature of person taking acknowledgment

Debra Lori White
Name typed, printed or stamped

Title or rank

Serial number, if any

My commission expires:



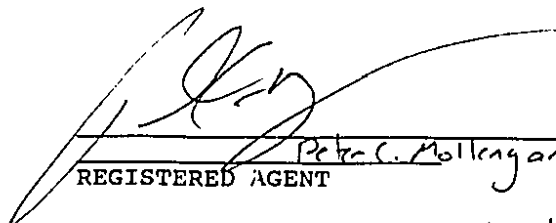
FILED
95 MAY -1 PM 12:20
CLERK OF COURT
JUDICIAL CIRCUIT IN AND FOR
THE SEVENTH JUDICIAL CIRCUIT
WEST PALM BEACH, FLORIDA

CERTIFICATE DESIGNATING PLACE OF BUSINESS OR DOMICILE FOR
THE SERVICE OF PROCESS WITHIN THIS STATE, NAMING AGENT
UPON WHOM PROCESS MAY BE SERVED

In compliance with the laws of Florida, the following is submitted:

First -- That desiring to organize under the laws of the State of Florida with its principal office, as indicated in the foregoing Articles of Incorporation, in Palm Beach County, State of Florida, the corporation named in the said Articles has named Peter C. Mollengarden, Esquire, whose address is Becker & Poliakoff, 500 Australian Avenue South, 9th Floor, West Palm Beach, Florida 33401, as its statutory registered agent.

Having been named the statutory agent of said corporation at the place designated in this certificate, I hereby accept the same and agree to act in this capacity, and agree to comply with the provisions of Florida law relative to keeping the registered office open.


Peter C. Mollengarden
REGISTERED AGENT

DATED this 27 day of April, 1995.