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TALLAHASSEE, FLORIDA

cc memo



HARRY M. ROSEN
Board Certified Civil Trial Lawyer
EDWARD PAUL KREILING
PAUL D. EICHNER

December 19, 2002

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

Re: Alhambra Homeowners Association, Inc.

Dear Sir:

I enclose a check in the amount of \$35.00 and the Amended and Restated Articles of Incorporation for Alhambra Homeowners Association, Inc. Please file and forward notification to my office in the envelope provided.

Very truly yours,

EDWARD PAUL KREILING

EPK:lm

Enc.

AMENDED AND RESTATED ARTICLES OF INCORPORATION

FOR

ALHAMBRA HOMEOWNERS ASSOCIATION, INC.

FILED
02 DEC 23 PM 3:01
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

In compliance with the requirements of Chapter 617, Florida Statutes, the undersigned does incorporate a corporation not for profit and certifies:

ARTICLE I: NAME. The name of the corporation is ALHAMBRA HOMEOWNERS ASSOCIATION, INC. (referred to herein as the "Association").

ARTICLE II: PRINCIPAL OFFICE. The principal office of the Association is located at Miami Management, Inc. 1145 Sawgrass Corporate Parkway, Sunrise, Fla. 33323. Edward Paul Kreiling, whose address is 2500 Weston Road, Suite 220, Weston, Fla. 33331, is appointed the registered agent of this Association.

ARTICLE III: PURPOSES. The Association Is formed to provide for maintenance, preservation and architectural control of the residence Lots and Common Property within that certain tract of property described as:

The West 112 of the Southeast 114 of Section 14, Township 51 South, Range 39 East, less the North 100 feet for road right-of-way, said lands being in Broward County, Florida. Less the Northwest 114 of the Northwest 114 of the Southeast 114 of Section 14, Township 51 South, Range 39 East (referred to herein as the "Property")

and to promote the health, safety and welfare of the residents within the above-described property and any additions thereto as may hereafter be brought within the authority of the Association. The Association is not formed for the purpose of pecuniary gain or profit to the members thereof.

ARTICLE IV: POWERS. The powers of the Association shall include and shall be governed by the following provisions:

1. Exercise all of the powers and privileges and to perform all the duties and obligations of the association as set forth In that certain Declaration of Covenants, Conditions and Restrictions applicable to the Property and recorded or to be recorded in the Public Records of Broward County, Florida, and as the same may be amended from time to time as therein provided (referred to herein as the "Declaration"), said Declaration being incorporated herein as if set forth at length. The terms used in these Articles, including the terms "Declarant", "Owner", "Lot", and "Common Property" shall have the same meaning as set forth In the Declaration.

2. Fix, levy, collect and enforce payment by any lawful means, all charges or assessments pursuant to the terms of the Declaration; to pay all expenses in connection therewith and all office and other expenses Incident to the conduct of the business of the Association, Including all licenses, taxes or governmental charges levied or imposed against the property of the Association;

3. Acquire (by gift, purchase, or otherwise), own, hold, improve, build upon, operate, maintain, convey, sell, lease, transfer, dedicate for public use or otherwise dispose of real or personal property in connection with the affairs of the Association;

4. Borrow money, and with the assent of two-thirds (2/3) of the members mortgage, pledge, deed In trust, or hypothecate any or all of Its real or personal property as security for money borrowed or debts incurred;

5. Dedicate, sell or transfer all or any part of the Common Property to any public agency, authority, or utility for such purposes and subject to such conditions as may be agreed to by the members. No such dedication or transfer shall be effective unless an Instrument has been signed by two-thirds (2/3) of the members, agreeing to such dedication, sale or transfer;

6. Participate in mergers and consolidations with other nonprofit corporations organized for the same purposes or annex additional residential property and Common Property, provided that any such merger, consolidation or annexation shall have the assent of two-thirds (2/3) of the members;

7. Have and exercise any and all powers, rights, and privileges which a corporation organized under the Florida Not for Profit Corporation Act, Chapter 617, Florida Statutes, as same may be amended from time to time (the "Act"), by law may now or hereafter have or exercise.

ARTICLE V: MEMBERSHIP. Every person or entity who is a record owner of a fee or undivided fee interest in any Lot which is subject by the Declaration to assessment by the Association shall be a member of the Association. The foregoing is not intended to include persons or entities who hold an interest merely as security for the performance of an obligation. Membership shall be appurtenant to and may not be separated from ownership of any Lot which is subject to assessment by the Association.

ARTICLE VI: BOARD OF DIRECTORS. The affairs of the Association shall be managed by a Board of Directors. The number of the directors will be seven (7). The number of directors may be changed by amendment of the By-Laws of the Association.

ARTICLE VII: DURATION. The corporation shall exist perpetually.

ARTICLE VIII: AMENDMENTS. Amendment of these Articles shall require the assent of 75% seventy five percent (75%) of the entire membership. The procedure for amendment shall otherwise be as provided in the Act.

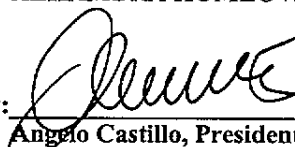
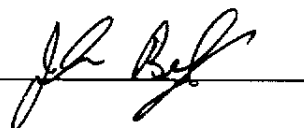
ARTICLE IX: DISTRIBUTIONS. No part of the income or profit of the Association may be distributed to its members, officers or directors.

ARTICLE X: BY-LAWS. The By-Laws of the Association may be amended by the directors and members as provided in the By-Laws.

The foregoing amendment was adopted by the Board of Directors on Oct 30, 2002 and approved unanimously by the ^{membership} ~~shareholders~~ on Oct 30, 2002.

The number of votes cast for the amendment was sufficient for approval.


ALHAMBRA HOMEOWNERS ASSOCIATION, INC.

By: 
Angelo Castillo, President 

STATE OF FLORIDA :
: SS
COUNTY OF BROWARD :

I HEREBY CERTIFY that on this day before me, an officer duly authorized to take acknowledgments in the State and County aforesaid, personally appeared ANGELO CASTILLO, to me well known to be the person described in and who executed the foregoing Amendment to Articles of Incorporation and acknowledged before me that he subscribed to this Amendment to the Articles of Incorporation.

WITNESS my hand and official seal in the County and State aforesaid this 30th day of October, 2002.

 Bobbi Massoth
★ My Commission CC882477
Expires October 24, 2003

My Commission Expires:

Notary Public
Bobbi Massoth