



THE UNITED STATES  
CORPORATION  
COMPANY

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REFERENCE : 661746 7057A

AUTHORIZATION :

COST LIMIT : \$ ~~78.75~~ 78.75

ORDER DATE : January 8, 1998

ORDER TIME : 10:30 AM

ORDER NO. : 661746-005

CUSTOMER NO: 7057A

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CUSTOMER: Tracy Lee Longo, Legal Asst  
LEVY KNEEN MARIANA CURTIN  
WIENER KORNFELD & DEL RUSSO  
Suite 1000  
1400 Centrepark Boulevard  
West Palm Beach, FL 33401

DOMESTIC FILING

NAME: PLYMOUTH AT CENTURY VILLAGE  
CONDOMINIUM #IV ASSOCIATION,  
INC.

EFFECTIVE DATE:

XX ARTICLES OF INCORPORATION  
       CERTIFICATE OF LIMITED PARTNERSHIP

PLEASE RETURN THE FOLLOWING AS PROOF OF FILING:

       CERTIFIED COPY  
XX PLAIN STAMPED COPY  
XX CERTIFICATE OF GOOD STANDING

CONTACT PERSON: Daniel W Leggett

EXAMINER'S INITIALS:

FILED  
98 JAN -8 PM 1:54  
SECRETARY OF STATE  
TALLAHASSEE, FLORIDA  
RECEIVED  
98 JAN -8 AM 11:35  
DIVISION OF CORPORATION

Dmc  
1-8-98

**FILED**  
98 JAN -8 PM 1:54  
SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

**ARTICLES OF INCORPORATION  
OF  
PLYMOUTH AT CENTURY VILLAGE CONDOMINIUM #IV  
ASSOCIATION, INC.  
(A CORPORATION NOT FOR PROFIT)**

In order to form a corporation under and in accordance with the provisions of the Laws of the State of Florida for the formation of corporations not for profit, we, the undersigned, hereby associate ourselves into a corporation for the purpose and with the powers hereinafter mentioned; and to that end we do, by these Articles of Incorporation, set forth:

**I.**

The name of the corporation shall be as indicated in the title of this instrument. This corporation shall hereinafter be referred to as the "Association".

**II.**

The purpose for which the Association is organized is to provide an entity pursuant to Chapter 718, Florida Statutes, hereinafter referred to as the "Condominium Act", to operate that certain Condominium, bearing the same name as the Association, (hereinafter referred to as the "Condominium"), at Century Village, Pembroke Pines, Florida.

**III.**

The Association shall have the following powers:

1. The Association shall have all of the powers and privileges granted to corporations not for profit except where the same are in conflict with the Declaration of Condominium and Exhibits attached thereto.

2. The Association shall have all of the powers reasonably necessary to implement and effectuate the purposes of the Association, except as limited herein, as specified in the Declaration of Condominium and F.S. 718.111 including, but not limited to:

- (a) To make and establish Rules and Regulations governing the use of the Condominium Property.
- (b) To levy and collect assessments against members of the Association to defray the expenses of the Condominium as provided for in the Declaration of Condominium and Exhibits attached thereto.
- (c) To maintain, improve, repair, reconstruct, replace, operate and manage the Condominium Property.
- (d) To contract for the management of the Condominium.
- (e) To enforce the provisions of said Declaration of Condominium and Exhibits attached thereto and the Rules and Regulations governing the use of said Condominium.
- (f) To exercise, undertake and accomplish all of the rights, duties and obligations which may be granted to, or imposed upon the Association.
- (g) As provided in the Declaration of Condominium, to acquire and enter into agreements whereby the Association acquires leaseholds, membership and other possessory or use interests in lands or facilities, whether or not contiguous to the lands of the Condominium intended to provide for the enjoyment, recreation or other use or benefit of the members.
- (h) To approve or disapprove of the transfer, mortgage, ownership, leasing and occupants of Condominium Units.
- (i) The Association shall have the right, when determined by the Board of Directors to be in the best interests of the Association, to grant exclusive licenses, easements, permits, leases or privileges to any individual or entity, including non-Unit Owners, which affect the Common Elements or Limited Common Elements, and to alter, add to, relocate or improve the Common Elements and Limited Common Elements, provided, however, if any Limited Common Elements are affected, the consent of the Owner(s) of the Unit(s) to which such Limited Common Elements are appurtenant must be obtained by the Association.

The provisions of the Declaration of Condominium and Exhibits attached thereto which provide for the conduct of the affairs of the Association and create, divide, limit and regulate the powers of the Association, directors, and members shall be deemed provisions hereof.

IV.

The qualification of members, the manner of their admission, termination of such membership, and voting by members shall be as follows:

1. The owners of all Units in the Condominium and the Subscriber to these Articles of Incorporation shall be members of the Association. No other persons or entities shall be entitled to membership. Membership of the subscriber shall terminate upon the Sponsor being divested of all units in the condominium and control of the Association is turned over to the members.

2. Subject to the provisions of the Declaration of Condominium and the By-Laws of this Association, membership shall be established by the acquisition of fee title to a Unit in the Condominium. The membership of any party shall be automatically terminated upon his being divested of title to all Units owned by such member in the Condominium. Membership is non-transferable except as an appurtenance to a Unit.

3. On all matters on which the membership shall be entitled to vote, there shall be one vote for each Unit in the Condominium. Such vote may be exercised or cast by the owner or owners of each Unit in such manner as is provided for in the Declaration or in the By-Laws adopted by the Association.

4. Until such time as the Condominium Property which this Association is intended to operate is submitted to Condominium ownership by the recordation of the Declaration of Condominium, the membership of the Association shall be comprised of the Subscriber to these Articles, which shall be entitled to cast one vote on all matters on which the membership shall be entitled to vote.

V.

The Association shall have perpetual existence.

VI.

The principal office of the Association shall be located at the Administration Building, Century Village, 13460 Southwest 10th Street, Pembroke Pines, Florida, 33027. The registered office of the Association shall be located at the Administration Building, Century Village, 13460 Southwest 10th Street, Pembroke Pines, Florida, 33027, and the registered agent at such address shall be Harold Cohen.

VII.

The affairs of the Association will be managed by a Board of Administration initially consisting of three directors who need not be members of the Association.

At such time as the members are entitled to elect all Directors as set forth in F.S. 718.301, and subject to the provisions of the By-Laws, the Board shall consist of one (1) Director elected from each of the buildings in this condominium so that the number of directors shall equal the number of buildings in this condominium, but shall in no case be less than three directors and shall be elected as set forth in the By-Laws.

Directors of the Association shall be elected at the annual meeting in the manner provided by the By-Laws. Directors may be removed and vacancies on the Board shall be filled in the manner provided by the By-Laws.

The Directors named in these Articles shall serve pursuant to the By-Laws and the Condominium Act and any vacancies in their number occurring shall be filled as the By-Laws provide.

The names and addresses of the members of the first Board who shall hold office until their successors are elected and have qualified, or until removed, are as follows:

Linda Seidman

c/o Administration Building  
Century Village  
13460 Southwest 10th Street  
Pembroke Pines, Florida 33027

Harold Cohen  
c/o Administration Building  
Century Village  
13460 Southwest 10th Street  
Pembroke Pines, Florida 33027

Michael A. Rich  
c/o Administration Building  
Century Village  
100 Century Boulevard  
West Palm Beach, Florida 33417

The Board of Directors shall have the power to adopt the budget of the Association and Condominium.

The transfer of control from the Sponsor to the Unit Owners shall be in accordance with the provisions of F.S. 718.301 and the By-Laws.

The Board shall be subject to recall as provided in F.S. 718.112 (to the extent legally valid).

#### VIII.

Subject to the provisions of the By-Laws, the officers of the Association shall be elected by the Board at their first meeting following the members annual meeting. Officers shall serve at the pleasure of the Board. The names of the initial officers who shall serve until their successors are elected are as follows:

President:	Harold Cohen
Vice-President:	Michael A. Rich
Secretary and Treasurer:	Linda Seidman

#### IX.

The Incorporator to these Articles of Incorporation is NEWCEN COMMUNITIES, INC., whose address is 13460 Southwest 10th Street, Pembroke Pines, Florida, 33027.

#### X.

The original By-Laws of the Association shall be adopted by a majority vote of the Directors of the Association. The By-Laws may be altered or rescinded by the Board and the voting interests in the Association subject to the provisions thereof.

#### XI.

These Articles of Incorporation may be amended in the following manner:

1. Proposal. Amendments to these Articles may be proposed upon a vote of a majority of the entire Board adopting a resolution setting forth the proposed amendment to these Articles, directing that it be submitted to a vote at a meeting of members, or amendments may be proposed by the members of the Association upon a vote of a majority (51%) of the voting interests entitled to vote at a meeting for which notice of the proposed amendment has been given.

2. Call For Meeting. Upon the adoption of a resolution proposing any amendment or amendments to these Articles by said Board or members, such proposed amendment or amendments shall be transmitted to the President of the Association, or other officer of the Association in absence of the President, who shall thereupon call a special joint meeting of the Board and the membership. It shall be the duty of the Secretary to give each member written notice stating the place, day and hour of the meeting and setting forth the proposed amendment or a summary of the changes to be effected thereby and an identification of agenda items for which the meeting is called. Notice shall be delivered not less than twenty (20) or more than sixty (60) days before the date of the meeting, either, personally or by first class mail. Notice shall additionally be posted at a conspicuous location on the Condominium Property. If the notice is mailed with postage thereon prepaid, at least twenty (20) days before the date of meeting, it may be done by a class of United States mail other than first class. If mailed, such notice shall be deemed to be delivered when deposited in the United States mail addressed to the member at his address as appears on the membership books.

3. Vote Necessary. In order for such amendment or amendments to become effective, the same must be approved, at a duly called meeting, by an affirmative vote of two-thirds of the Board and seventy-five percent (75%) of the voting interests entitled to vote thereon.

4. Filing. The Articles of Amendment containing said approved amendment or amendments shall be executed by the corporation by its President or Vice President and by its Secretary or Assistant Secretary and acknowledged by one of the officers signing such Articles. The Articles of Amendment shall set forth:

- (a) The name of the corporation.
- (b) The amendments so adopted.
- (c) The date of the adoption of the amendment by the members.

Such Articles of Amendment shall be filed, along with the appropriate filing fees, within ten (10) days from said approval with the office of the Secretary of the State of Florida for approval.

Notwithstanding the foregoing provisions of this Article, for so long as Sponsor holds Units for sale in the ordinary course of business at Century Village, Pembroke Pines, Florida, no action shall be taken by the Association which would be detrimental to sales of Units by Sponsor shall be effective without approval in writing by Sponsor; accordingly, for so long as Sponsor holds Units for sale in the ordinary course of business in Pembroke Pines, Century Village, Florida, prior to the approval of any amendment to these Articles of Incorporation, ten-day written notification of the proposed amendment shall first be provided to Sponsor for determination by Sponsor if the same would be detrimental to sales of Units by Sponsor. No amendment shall be made that is in conflict with the Condominium Act, the Declaration of Condominium, Management Agreement, Master Management Agreement, CATV Agreement or Lease Agreement or which causes the Association or its members to violate any of the same.

#### XII.

The share of any member in the funds and assets of the Association cannot be assigned, hypothecated or transferred in any manner, except as an appurtenance to a Unit. The funds and assets of the Association shall belong solely to the Association and are subject to the limitation that the same be expended, held, or used for the benefit of the membership and for the purposes authorized in the Declaration of Condominium and Exhibits attached thereto.

#### XIII.

The Association may enter into contracts or transact business with any firm, corporation, or other concern in which any or all officers, directors or members of the Association may have an interest of any nature whatsoever. No contract, including those entered or to be entered into with Sponsor, Lessor, CATV Firm or Management Firms, shall be invalidated in whole or part by the Association, any subsequent officers, director and/or member(s) on the grounds that the officers, directors and/or member(s) had an interest, whether adverse or not, in the party contracted with or the subject matter of the contract or profited thereby regardless of the fact that the vote of the directors, officers or member(s) with an interest was necessary to obligate the Association.

At any meeting of the Board which shall authorize or ratify any such contract or transaction, any interested director or directors may vote or act thereat, with full force and effect, as if he had no such interest (provided that in such case the nature of such interest [though not necessarily the extent or details thereof] shall be disclosed, or shall have been known to the directors or a majority thereof). A general notice that a director or officer is interested in any corporation or other concern of any kind above referred to shall be a sufficient disclosure thereof. No director shall be disqualified from holding office as director or officer of the Association by reason of any such adverse interests. No director, officer, or member having such adverse interest shall be liable to the Association or to any member or creditor thereof, or to any other person for any loss incurred by it under or by reason of such contract or transaction, nor shall any such director, officer, member or entity in which said member is involved be accountable for any gains or profits realized thereby.

All the provisions of the Declaration and Exhibits attached thereto shall be deemed ratified and fully disclosed hereunder.

#### XIV.

The Association does and shall indemnify its officers and directors as provided in the By-Laws.

IN WITNESS WHEREOF, the subscriber has affixed its signature this 10<sup>th</sup> day of January, 1998.

NEWCEN COMMUNITIES, INC.

By: Michael A. Rich, Vice President


Harold Cohen

Linda Seidman  
LINDA SEIDMAN (print name)

Carole Abramowitz  
Carole Abramowitz (print name)

FILED  
98 JAN -8 PM 1:54  
SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

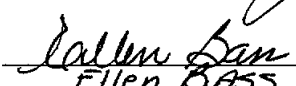
I hereby accept the designation as Registered Agent as set forth in these Articles of Incorporation.

  
HAROLD COHEN

STATE OF FLORIDA       )  
COUNTY OF BROWARD    )

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared Harold Cohen the person described in and who executed the foregoing instrument as Vice President of Newcen Communities, Inc., a Florida corporation, and he acknowledged before me that he executed the same in the presence of two subscribing witnesses freely and voluntarily under authority duly vested in him by said corporation and that the seal affixed thereto is the true corporate seal of said corporation, and he is known to me or did produce \_\_\_\_\_ as identification and did take an oath.

WITNESS my hand and official seal in the County and State last aforesaid this 16th day of January, 1998.

  
Ellen Bass (print name)  
Notary Public  
State of Florida at Large  
My commission expires: \_\_\_\_\_

