

N95000002748

Rod Tenneyson, P.A.

1000 AUSTRALIAN AVENUE SOUTH

SUITE 101

West Palm Beach, Florida 33410

TELEPHONE (407) 478-7800

FAX (407) 478-0241

May 3, 1995

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

TELEPHONE (904) 497-2241
FAX (904) 497-0120
TALLAHASSEE

Re: Dorchester G Condominium Association, Inc.

To Whom It May Concern:

Enclosed please find the Articles of Incorporation for the above not-for-profit condominium corporation. Enclosed you will find a check payable to the Division for \$122.50. Should you have any questions, feel free to call.

Sincerely,

Rod Tenneyson

ROD TENNYSON

RT:ses
cc: Clients
Enclosures

f:\condo\cv\secstat1.sam\

~~695-10083~~

DMP
6/12/95
634,615

FILED
95 JUN 12 PM 1:17
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

LAW OFFICE
Rod Tennyson, P.A.
1001 AUSTRALIAN AVENUE SOUTH
SUITE 100
West Palm Beach, Florida 33410

TELEPHONE (407) 478-7500
FAX (407) 478-1241

May 31, 1995

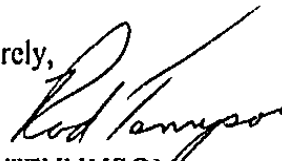
Secretary of State
Division of Corporations
ATTN: Doris McDuffie,
Corporate Specialist Supervisor
P.O. Box 6327
Tallahassee, FL 32314

Re: Dorchester G Condominium Association, Inc.
Re: W95000010083

Dear Ms. McDuffie:

Pursuant to your request of May 11th (copy attached) enclosed you will find the Articles of Incorporation for Dorchester G Condominium Association, Inc. You will note we have corrected the address for the corporation's principal office and have included a new Declaration for the Registered Agent, all on page 10 of the Articles. Should there be any questions, feel free to call.

Sincerely,



ROD TENNYSON

RT:ses
cc: Client
Enclosures

f:\condolcv\seccstat2.sam\



FLORIDA DEPARTMENT OF STATE

Sandra B. Mortham
Secretary of State

May 11, 1995

ROD TENNYSON, ESQUIRE
1801 AUSTRALIAN AVENUE SOUTH
SUITE 101
WEST PALM BEACH, FL 33409

SUBJECT: DORCHESTER G CONDOMINIUM ASSOCIATION, INC.
Ref. Number: W95000010083

We have received your document for DORCHESTER G CONDOMINIUM ASSOCIATION, INC. and your check(s) totaling \$122.50. However, the enclosed document has not been filed and is being returned for the following correction(s):

According to section 607.0202(1)(b) or 617.0202(1)(b), Florida Statutes, you must list the corporation's principal office, and if different, a mailing address in the document. If the principal address and the registered office address are the same, please indicate so in your document.

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"); 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 (904) 487-6923.

Doris McDuffie
Corporate Specialist Supervisor

Letter Number: 995A00024111

RECEIVED
MAY 15 1995

FILED

ARTICLES OF INCORPORATION

95 JUN 12 PM 6:17

Dorchester G Condominium Association, Inc. SECRETARY OF STATE
TALLAHASSEE, FLORIDA

(A Corporation Not for Profit)

THE UNDERSIGNED hereby associate themselves for the purpose of forming a corporation not for profit under Chapters 617 and 718, Florida Statutes, and certify as follows:

ARTICLE I

Name

The name of the corporation is **DORCHESTER G CONDOMINIUM ASSOCIATION, INC.** (hereinafter referred to as the "Association" or the "Condominium").

ARTICLE II

Purpose

A. The purpose for which the Association is organized is to provide an entity pursuant to the Condominium Act, Chapter 718, Florida Statutes, (hereinafter referred to as the "Act", for the operation of the Dorchester G Condominium of Century Village at West Palm Beach, Palm Beach County, Florida.

B. The Association will make no distributions of income to its members (as defined in Article IV hereof), Directors or officers.

ARTICLE III

Powers

The powers of the Association will include and be governed by the following provisions:

A. The Association will have all the powers of a corporation not for profit not in conflict with the terms of these Articles.

B. The Association will have all the powers and duties set forth in the Act, except as limited by these Articles and the Declaration of Condominium for the Association; and it will have all the powers and duties reasonably necessary to operate said condominium pursuant to the Declaration of Condominium, as it may be amended from time to time, including, but not limited to the following:

1. To make and collect assessments against members in order to meet the common expenses of the condominium.

2. To use the proceeds of assessments in the exercise of its powers and duties.

3. To maintain, repair, replace and operate the condominium property.

4. To purchase insurance for the condominium property and for the protection of the Association and its members as unit owners.

5. To reconstruct improvements after casualty and to further improve the condominium property.

6. To make and amend reasonable regulations respecting the use of the condominium property.

7. To approve or disapprove the transfer, mortgage and ownership of units as may be provided by the Declaration of Condominium and the By- Laws of the Association.

8. To enforce by legal means the provisions of the Act, the Declaration of Condominium, these Articles, the By-Laws of the Association and the Regulations for the use of the condominium property.

9. To contract for the management and operation of the condominium, including the common elements, and thereby to delegate powers and duties of the Association, except such as are specifically required to have approval of the Board of Directors or the membership of the Association.

10. To employ personnel to perform the services required for the proper management and operation of the condominium.

C. The powers of the Association will be subject to and will be exercised in accordance with the provisions of the Declaration of Condominium, the By-Laws of the Association, and the Act.

ARTICLE IV

Members

A. The members of the Association will be all record owners of units in the Condominium.

B. 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 his unit.

C. The owner of each unit will be entitled to at least one (1) vote as a member of the Association. The exact number of votes to be cast by unit owners and the manner of exercising voting rights will be determined by the Declaration of Condominium, the By-Laws of the Association, and the Act.

ARTICLE V

Directors

A. The affairs of the Association will be managed by a Board of Directors. The number of Directors shall be 8.

B. Except as provided in subsection V(D) hereof, Directors will be elected at the annual meeting of the members in the manner determined by the By-Laws of the Association. Directors may be removed and vacancies on the Board of Directors will be filled in the manner provided in the By-Laws of the Association and the Act.

C. Directors named in these Articles will serve until the election of Directors at the next annual meeting of the members, and any vacancy: their number occurring before said meeting will be filled as provided in the By-Laws.

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

RUTH ALBERT, *PRESIDENT*

Dorchester G-149
Century Village
West Palm Beach, FL 33417

ARTHUR GOLDSTEIN, *VICE PRESIDENT*

Dorchester G-151
Century Village
West Palm Beach, FL 33417

ANN ZWEIGMAN, *SECRETARY*

Dorchester G-147
Century Village
West Palm Beach, FL 33417

ELLEN ISAACS, *TREASURER*

Dorchester G-160
Century Village
West Palm Beach, FL 33417

IMAN SHOEVERS, *BOARD MEMBER*

Dorchester G-156
Century Village
West Palm Beach, FL 33417

HAROLD WEINER, *BOARD MEMBER*

Dorchester G-141
Century Village
West Palm Beach, FL 33417

ISREAL SWARTZ, *BOARD MEMBER*

Dorchester G-142
Century Village
West Palm Beach, FL 33417

LENORE SINGER, *BOARD MEMBER*

Dorchester G-156
Century Village
West Palm Beach, FL 33417

ARTICLE VI

Officers

The affairs of the Association will be administered by the officers designated in the By-Laws of the Association. Said officers will be elected as provided in the By-Laws. The names and addresses of the officers who will serve until their successors are designated are as follows:

RUTH ALBERT, *PRESIDENT*

Dorchester G-149
Century Village
West Palm Beach, FL 33417

ARTHUR GOLDSTEIN, *VICE PRESIDENT*

Dorchester G-151
Century Village
West Palm Beach, FL 33417

ANN ZWEIGMAN, *SECRETARY*

Dorchester G-147
Century Village
West Palm Beach, FL 33417

ELLEN ISAACS, *TREASURER*

Dorchester G-160
Century Village
West Palm Beach, FL 33417

ARTICLE VII

Indemnification

Every Director and every officer of the Association will be indemnified by the Association against all expenses and liabilities (including legal fees) reasonably incurred by or imposed upon him or her in connection with any proceeding or any settlement of any proceeding to which he or she may be a party or in which he or she may become involved by reason of his or her being or having been a Director or officer of the Association, whether or not he or she is a Director or officer of the Association at the time such expenses are incurred, except when

the Director or officer is adjudged guilty of willful misfeasance or malfeasance in the performance of his or her duties. Provided that in the event of a settlement, this right of indemnification will only apply if the Board of Directors approves such settlement and reimbursement as being in the best interests of the Association. The foregoing right of indemnification will be in addition to and not exclusive of all other rights to which such Director or officer may be entitled.

ARTICLE VIII

By-Laws

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

ARTICLE IX

Amendments

Amendments to these Articles of Incorporation will be proposed and adopted in the following manner:

A. Notice of the subject matters of a proposed amendment must be included in the notice of any meeting at which a proposed amendment is considered.

B. A resolution for the adoption of a proposed amendment may be proposed either by the Board of Directors or by members of the Association.

Directors and members not present in person or by proxy at the meeting considering the amendment may express their approval or disapproval in writing, provided such writing is delivered to the Secretary at or prior to the meeting.

C. Proposed amendments may be passed if approved by not less than seventy-five percent (75%) of the votes of those present in person or proxy, provided a quorum is present.

D. Provided, however, that no amendment may be made that is in conflict with the Act or the Declaration of Condominium or By-Laws.

E. A copy of each amendment shall be filed with the Secretary of State, State of Florida.

ARTICLE X

Term

The term of the Association will be perpetual.

ARTICLE XI

Incorporator

The name and address of the Incorporator to these Articles of Incorporation is:

Ruth Albert
149 Dorchester G
Century Village
West Palm Beach, FL 33417

ARTICLE XII

Corporate Office


The street address and mailing address of the principal office of this corporation is Dorchester G Condominium, Apt. 149, Century Village, West Palm Beach, Florida 33417.

ARTICLE XIII

Initial Registered Agent

The initial registered agent for the corporation shall be Ruth Albert whose address is the same as the Corporation. I, Ruth Albert, am familiar with, and accept the duties and responsibilities as registered agent for said corporation.

IN WITNESS WHEREOF, the Incorporator to these Articles of Incorporation has hereunto affixed her seal this 30 day of Aug, 1995.



RUTH ALBERT
President and Registered Agent

STATE OF FLORIDA:
COUNTY OF PALM BEACH:

The foregoing instrument was acknowledged before me this 30 day of May, 1995, by RUTH ALBERT, as President and Registered Agent of DORCHESTER G CONDOMINIUM ASSOCIATION, INC., a Florida corporation not-for-profit, on behalf of the corporation. She (please check one of the following) ☐ is personally known to me or ☐ has produced C.V.D. (type of identification) as identification and (please check one of the following) ☐ did or ☐ did not take an oath.



ARTHUR BERNHARD
COMMISSION # CC 377250
EXPIRES JUN 1, 1998
(BOND \$ 1000)
ATLANTIC BONDING CO., INC.

Arthur Bernhardt
Notary Public

ARTHUR BERNHARD
Printed Notary Name

My Commission Expires: