

NO1000007469

**Florida Department of State
Division of Corporations
Public Access System
Katherine Harris, Secretary of State**

Electronic Filing Cover Sheet

Note: Please print this page and use it as a cover sheet. Type the fax audit number (shown below) on the top and bottom of all pages of the document.

((H01000107782 4)))

Note: DO NOT hit the REFRESH/RELOAD button on your browser from this page. Doing so will generate another cover sheet.

To:
Division of Corporations
Fax Number : (850) 205-0381

From:
Account Name : EMPIRE CORPORATE KIT COMPANY
Account Number : 072450003255
Phone : (305) 634-3694
Fax Number : (305) 633-9696

FILED
SECRETARY OF STATE
DIVISION OF CORPORATIONS
01 OCT 19 PM 2:45

**FLORIDA NON-PROFIT CORPORATION
PARK LAYNE TOWERS OWNERS ASSOCIATION, INC.**

Certificate of Status	0
Certified Copy	1
Page Count	05
Estimated Charge	\$78.75



FLORIDA DEPARTMENT OF STATE
Katherine Harris
Secretary of State

October 17, 2001

EMPIRE

SUBJECT: PARK LAYNE TOWERS OWNERS ASSOCIATION, INC.
REF: W01000024070

We received your electronically transmitted document. However, the document has not been filed. Please make the following corrections and refax the complete document, including the electronic filing cover sheet.

Section 617.0202(d), Florida Statutes, requires the manner in which directors are elected or appointed be contained in the articles of incorporation or a statement that the method of election of directors is as stated in the bylaws.

If you have any further questions concerning your document, please call (850) 245-6057.

Neysa Culligan
Document Specialist
New Filing Section

FAX Aud. #: H01000107782
Letter Number: 501A00057519

Division of Corporations - P.O. BOX 6327 - Tallahassee, Florida 32314

P.01

OCT-19-2001 01:12

H01000107782

ARTICLES OF INCORPORATION OF

PARK LAYNE TOWERS OWNERS ASSOCIATION, INC.

WE, the undersigned, do hereby form a Not for Profit Corporation under the Chapter 617 of the Florida Statutes and do hereby adopt the following Articles of Incorporation.

FILED
SECRETARY OF STATE
DIVISION OF CORPORATIONS
01 OCT 19 PM 2:45

ARTICLE I

The name of this corporation shall be: PARK LAYNE TOWERS OWNERS ASSOCIATION, INC., 400 Golden Isles Drive, Hallandale Beach, Florida 33009.

ARTICLE II

The corporation is organized for the following purposes:

(a) To operate the Condominium Association known as Park Layne Towers Owners Association consisting of a 60 unit multifamily structure located at 400 Golden Isles Drive, Hallandale Beach, Florida 33009 and to exercise all powers and do all things necessary under Chapter 718, Florida Statutes, any amendments thereto, the Declaration of Condominium and the By-Laws as recorded in O.R. Book 2686, Page 177 of the Public Records of Broward County, Florida, and the Rules and Regulations as herein constituted or subsequently amended.

(b) No part of the net earnings of the corporation shall inure to the benefit of, or be distributable to, any member, Director or Officer of the corporation, and no Director or Officer of the corporation shall be entitled to share in the distribution of any of the corporate assets on dissolution of the corporation.

(c) To purchase real estate, make and purchase materials for the construction of buildings; to erect buildings; to own, manage, operate, lease and sell buildings; to conduct and carry on the business of builders and contractors for the purpose of building, erecting, altering, repairing, or doing any other work in connection with any and all classes of buildings and improvements of any kind and nature whatsoever; to enter into contracts and arrangements of all kinds; to carry on and undertake any business undertaking, transaction or operation commonly carried on in connection with the above-described businesses, or calculated directly or indirectly to enhance the value of or render profitable any of the company's property or rights; to own, hold, buy, control, work, develop, sell, convey, lease, pledge, maintain, mortgage, exchange, cultivate, subdivide, improve and otherwise deal in and dispose of real estate, goods, wares, merchandise and property of any and every class and description; to borrow and lend money, to own stock in any other corporation; to evidence and secure its indebtedness and to do and perform any and all other acts which may be desirable for carrying out the interests, intents and purposes of this company.

1

H01000107782

MARK PERLMAN, P.A.

1820 EAST HALLANDALE BEACH BOULEVARD, HALLANDALE BEACH, FL 33009
TEL (954) 456-1333 • MIAMI (305) 944-9252 • FAX (954) 454-5081

P.03

001-19-2001 01:12

(d) To carry on business in the United States or elsewhere as factors, agents, commission merchants or merchants to buy, sell, manipulate and deal in, at wholesale or retail, merchandise, goods, wares, products and commodities of every sort, kind or description; to open stores, offices or agencies throughout the United States or elsewhere; to purchase or otherwise acquire and undertake all or any part of the business property and liabilities of any persons or companies; to enter into a partnership or into any arrangements for sharing profits, union interests, reciprocal concessions or cooperate with any persons or companies; to transact any and all business lawful under the laws of the State of Florida or of the United States of America.

ARTICLE III

This corporation is to exist perpetually. The manner in which the Directors are elected or appointed is set forth in the By-Laws to the Declaration of Condominium of the Park Layne Towers Owners Association, Inc.

ARTICLE IV

The street address of the principal office of this corporation is 400 Golden Isles Drive, Hallandale Beach, Florida 33009, and the name of the initial registered agent of this corporation is MARK PERLMAN. The corporation may have such other places of business, both within and without the State of Florida, and in foreign countries, as may be necessary or convenient.

ARTICLE V

The Board of Directors of this corporation shall consist of not less than seven (7) members, initially. The number may be increased or diminished from time to time, but shall never be less than three (3) members.

ARTICLE VI

The names and addresses of the members of the officers of the corporation who shall hold office during the first year of the corporation's existence, or until their successors are elected and qualified, are:

<u>NAME OF OFFICER</u>	<u>TITLE OF OFFICER</u>	<u>ADDRESS</u>
Robert Magrath	President	400 Golden Isles Drive Unit #36 Hallandale Beach, Fl 33009
Paul Cooney	Vice President	400 Golden Isles Drive Unit # 06 Hallandale Beach, FL 33009

MARK PERLMAN, P.A.

1830 EAST HALLANDALE BEACH BOULEVARD, HALLANDALE BEACH, FL 33009
TEL (954) 456-1233 • MIAMI (305) 944-9252 • FAX (954) 454-5000

Paulette Vincent

Treasurer

**400 Golden Isles Drive
Unit # 55
Hallandale Beach, Florida 33009**

Annette Budin

Secretary

**400 Golden Isles Drive
Unit # 01
Hallandale Beach, Florida 33009**


ARTICLE VII

The management and control of the business of the corporation shall be conducted under the direction of the Board of Directors by the following officers who shall be elected by the Board of Directors, to wit: a President, one or more Vice Presidents, a Treasurer and a Secretary, and one or more Assistant Secretaries, provided that any one or more of said officers may be held by the Secretary or Assistant Secretary of the corporation. The Secretary or Assistant Secretary may not also be the President.

ARTICLE VIII


In compliance with Section 48.091, Florida Statutes, the following is submitted: First, that **PARK LAYNE TOWERS OWNERS ASSOCIATION, INC.**, desiring to organize or qualify under the laws of the State of Florida, with principal place of business in the City of Hallandale Beach, State of Florida has named **MARK PERLMAN**, located at 1820 East Hallandale Beach Boulevard, City of Hallandale Beach, State of Florida, as its agent to accept service of process within Florida.

Having been named to accept service of process for the above stated corporation, at the place designated, I hereby agree to act in this capacity, and I further agree to comply with the provisions of all statutes relative to the proper and complete performance of my duties.



Mark Perlman
Resident Agent

Dated: September 30, 2001.



Robert Magrath, Incorporator

MARK PERLMAN, P.A.

1820 EAST HALLANDALE BEACH BOULEVARD, HALLANDALE BEACH, FL 33009
TEL (305) 455-1313 • MIAMI (305) 944-9252 • FAX (305) 454-5001

H01000107782

IN WITNESS WHEREOF, the subscribers have hereunto set their hands and seals this 30th
day of September, 2001.

STATE OF FLORIDA)
)SS:
COUNTY OF BROWARD)

I HEREBY CERTIFY that on this day, before me, a Notary Public duly authorized in the State and County above-named to take acknowledgments, personally appeared Robert McGrath, President of Park Layne Towers Owners Association, Inc., to me personally known or who has produced identification _____ and is the person(s) who executed the foregoing Articles of Incorporation, and acknowledged before me that he subscribed to those Articles of Incorporation.

WITNESS my hand and official seal in the State and County named above this 30th day of September, 2001.

Eshauddin Khan
NOTARY PUBLIC
State of Florida



My Commission Expires:

N:\NETWORK\CORP\CLIENTS\PARKLAYN\ART

FILED
SECRETARY OF STATE
DIVISION OF CORPORATIONS
01 OCT 19 PM 2:45

4

H01000107782

MARK PERLMAN, P.A.

1820 EAST HALLANDALE BEACH BOULEVARD, HALLANDALE BEACH FL 33009
TEL: (954) 454-1333 • MIAMI (305) 344-2252 • FAX (954) 454-5051