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Admitted to FL and CO Bars

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Reply to: Pompano Beach

March 14, 2007

Division of Corporations
ATTN: Incorporations
P. O. Box 6327
Tallahassee, FL 32314

Re: PIAZZA NAVONA COMMUNITY ASSOCIATION, INC.
Our File No. 05-08-9080

Ladies/Gentlemen:

Enclosed please find the original and one copy of the proposed Articles of Incorporation for the above-captioned corporation. Also enclosed is this firm's check made payable to the Secretary of State, in the amount of Seventy Eight and 75/100 Dollars (\$78.75), which represents the filing fee and the fee for returning one certified copy of the said Articles of Incorporation to this office.

I trust the foregoing is satisfactory. If you have any questions pertaining thereto, please do not hesitate to contact me.

Very truly yours,



BONNIE A. CALLAHAN
Legal Assistant

/bac

Enclosures

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TALLAHASSEE, FLORIDA

ARTICLES OF INCORPORATION

OF

FILED

PIAZZA NAVONA COMMUNITY ASSOCIATION, INC. 07 MAR 19 PM 1:28
(A Florida Corporation Not for Profit)

SECRETARY OF STATE
TALLAHASSEE, FLORIDA

* * * * *

In order to form a corporation not for profit under and in accordance with the provisions of Chapter 617 of the Florida Statutes, the undersigned hereby incorporates the corporation not for profit for the purposes and with the powers hereinafter set forth and, to that end, the undersigned, by these Articles of Incorporation, certifies as follows:

ARTICLE I
DEFINITIONS

The following words and phrases when used in these Articles of Incorporation (unless the context clearly reflects another meaning) shall have the following meanings:

i. "Articles" mean these Articles of Incorporation and any amendments hereto.

ii. "Association" means PIAZZA NAVONA COMMUNITY ASSOCIATION, INC., a Florida corporation not for profit.

iii. "Board" means the Board of Directors of the Association.

iv. "Bylaws" mean the Bylaws of the Association and any amendments thereto.

v. "Community Covenants" means the Declaration of Community Covenants, Restrictions and Easements for PIAZZA NAVONA, which is intended to be recorded amongst the Public Records of the County, and any amendments thereto.

vi. "Community Property" means the property more particularly described in Article I of the Community Covenants.

vii. "County" means Broward County, Florida.

viii. "Declarant" means PIAZZA NAVONA TOWNHOMES, LLC, a Florida Corporation, and any successor or assign thereof.

ix. "Director" means a member of the Board.

x. "Irrigation System Property" means the property more particularly described in Article I of the Community Covenants.

xi. "Unit" means a portion of the Property upon which an individual Unit is permitted to be erected.

xii. "Member" means a member of the Association who is also an Owner.

xiii. "Operating Expenses" mean the expenses for which Owners are liable to the Association as described in this Declaration and any other PIAZZA NAVONA Documents and include, but are not limited to, the costs and expenses incurred by the Association in administering, operating, reconstructing, maintaining, financing, repairing, replacing or improving the Community Property or Irrigation System Property or any portion

thereof and improvements thereon and all costs and expenses incurred by the Association in carrying out its powers and duties hereunder or under any other PIAZZA NAVONA Documents, including, but not limited to, the cost of any reserves and any other expenses designated to be Operating Expenses by the Board.

xiv. "Owner" means the owner of the fee simple title to a Unit and includes Declarant for so long as Declarant is the owner of the fee simple title to a Unit or any portion of the Property but excluding those having such interest merely as security for the performance of any obligation and excluding purchasers under executory contracts of sale of a Unit.

xv. "Property" means the real property more particularly described in Article I of the Community Covenants.

xvi. "PIAZZA NAVONA" means the planned residential townhome community planned for development upon the Property committed to land use under this Declaration and which is intended to be comprised of, including, but not limited to, nine (9) residential townhome units, the Community Property and Irrigation System Property located within the Property.

xvii. "PIAZZA NAVONA Documents" mean in the aggregate the Community Covenants, the Articles and Bylaws and all of the instruments and documents referred to or incorporated therein, including, but not limited to, amendments to any of the foregoing, as applicable.

xviii. "Unit" means a residential townhome dwelling unit in PIAZZA NAVONA intended as an abode for one family constructed on the Property.

ARTICLE II

NAME

The name of this corporation shall be PIAZZA NAVONA COMMUNITY ASSOCIATION, INC., a Florida corporation not for profit, whose present address is 3764 N.E. 207th Terrace, Aventura, FL 33181.

ARTICLE III

PURPOSES

The purpose for which this Association is organized is to take title to, operate, administer, manage, lease and maintain the Community Property in accordance with the terms of, and purposes set forth in the PIAZZA NAVONA Documents and to carry out the covenants and enforce the provisions of the PIAZZA NAVONA Documents.

ARTICLE IV

POWERS

The Association shall have the following powers and shall be governed by the following provisions:

A. The Association shall have all of the common law and statutory powers of a corporation not for profit.

B. The Association shall have all of the powers to be granted to the Association in the PIAZZA NAVONA Documents. All of the provisions of the Community Covenants and Bylaws are incorporated into the Articles.

C. The Association shall have all of the powers reasonably necessary to implement the purposes of the

Association, including, but not limited to, the following:

1. To perform any act required or contemplated by it under the PIAZZA NAVONA Documents.
2. To make, establish, amend and enforce reasonable rules and regulations governing the use of the Property, Community Property, and Irrigation System Property.
3. To make, levy and collect assessments for the purpose of obtaining funds from its Members to pay Operating Expenses and costs of collection, including the operational expenses of the Association and to use and expend the proceeds of assessments in the exercise of the powers and duties of the Association.
4. To maintain, repair, replace and operate the Community Property and Irrigation System Property in accordance with the PIAZZA NAVONA Documents.
5. To enforce by legal means the obligations of the Members and the provisions of the PIAZZA NAVONA Documents.
6. To employ personnel, retain independent contractors and professional personnel and enter into service contracts to provide for the maintenance, operation, administration and management of the Property, the Community Property, and the Irrigation System Property and to enter into any other agreements consistent with the purposes of the Association, including, but not limited to, agreements with respect to professional management of the Property, the Community Property, and the Irrigation System Property, to delegate to such professional management certain powers and duties of the Association.
7. To enter into the Community Covenants and any amendments thereto and instruments referred to therein.
8. To provide, to the extent deemed necessary by the Board, any and all services and do any and all things which are incidental to or in furtherance of things listed above or to carry out the Association mandate to keep and maintain PIAZZA NAVONA in a proper and aesthetically pleasing condition and to provide the Owners with services, amenities, controls and enforcement which will enhance the quality of life at PIAZZA NAVONA.
9. Notwithstanding anything contained herein to the contrary, the Association shall be required to obtain the approval of three-fourths (3/4) of all Members (at a duly called meeting of the Members at which a quorum is present) prior to the payment of legal or other fees to persons or entities engaged by the Association for the purposes of suing, or making, preparing or investigating any lawsuit, or commencing any lawsuit other than for the following purposes:
 - (a) the collection of assessments;
 - (b) the collection of other charges which Owners are obligated to pay pursuant to the PIAZZA NAVONA Documents;
 - (c) the enforcement of any applicable use and occupancy restrictions contained in the PIAZZA NAVONA Documents;
 - (d) in an emergency where waiting to obtain the approval of the Members creates a substantial risk of

irreparable injury to the Property, the Community Property, and/or the Irrigation System Property or to Member(s); or

(e) filing a compulsory counterclaim.

10. To make, levy and collect Special Assessments and Repair Assessments as defined in the Community Covenants and to use and expend the proceeds thereof in the exercise of the powers and duties of the Association.

ARTICLE V **MEMBERS AND VOTING**

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

A. Until such time as the first deed of conveyance of a Unit from Declarant to an Owner is recorded amongst the Public Records of the County ("First Conveyance"), the membership of the Association shall be comprised solely of the incorporator of these Articles ("Incorporator"). The Incorporator shall be entitled to cast one (1) vote on all matters requiring a vote of the membership.

B. Upon the First Conveyance, membership of the Incorporator in the Association shall be automatically terminated and thereupon Declarant shall be a Member as to each of the remaining Units until each such Unit is conveyed to another Owner, and thereupon and thereafter each and every Owner, including Declarant as to Units owned by Declarant, shall be Members and exercise all of the rights and privileges of Members.

C. Membership in the Association for Owners other than Declarant shall be established by the acquisition of ownership of fee title to a Unit as evidenced by the recording of an instrument of conveyance amongst the Public Records of the County. Where title to a Unit is acquired by conveyance from a party other than Declarant by means of sale, gift, inheritance, devise, judicial decree or otherwise, the person, persons or entity thereby acquiring such Unit shall not be a Member unless or until such Owner shall deliver a certified copy of a deed or other instrument of acquisition of title to the Association.

D. The Association shall have two (2) classes of voting membership:

1. "Class A Members" shall be all Members, with the exception of Declarant, and shall be entitled to one (1) vote for each Unit owned.

2. "Class B Members": shall be Declarant who shall be entitled to two times the total number of votes of the Class A Members plus one. Class B membership shall cease and be converted to Class A membership upon the earliest to occur of the following events ("Turnover Date"):

(i) Three (3) months after the conveyance of seventy-five percent (75%) of the Units by Declarant as evidenced by the recording of instruments of conveyance of such Units amongst the Public Records of the County; or

(ii) At such time as Declarant shall designate in writing to the Association.

On the Turnover Date, Class A Members including Declarant shall assume control of the Association and elect the Board.

E. The designation of different classes of membership are for purposes of establishing the number of votes applicable to certain Units, and, nothing herein shall be deemed to require voting solely by an individual class on any matter which requires the vote of Members, unless otherwise specifically set forth in PIAZZA NAVONA Documents.

F. No Member may assign, hypothecate or transfer in any manner his membership in the Association except as an appurtenance to his Unit.

G. Any Member who conveys or loses title to a Unit by sale, gift, devise, bequest, judicial decree or otherwise shall, immediately upon such conveyance or loss of title, no longer be a Member with respect to such Unit and shall lose all rights and privileges of a Member resulting from ownership of such Unit.

H. There shall be only one (1) vote for each Unit, except for Class B Members as set forth herein. If there is more than one Member with respect to a Unit as a result of the fee interest in such Unit being held by more than one person, such Members collectively shall be entitled to only one (1) vote. The vote of the Owners of a Unit owned by more than one natural person or by a corporation or other legal entity shall be cast by the person named in a certificate signed by all of the Owners of the Unit, or, if appropriate, by properly designated officers, partners or principals of the respective legal entity, and filed with the Secretary of the Association, and such certificate shall be valid until revoked by a subsequent certificate. If such a certificate is not filed with the Secretary of the Association, the vote of such Unit shall not be considered for a quorum or for any other purpose.

Notwithstanding the foregoing provisions, whenever any Unit is owned by a husband and wife they may, but shall not be required to, designate a voting member. In the event a certificate designating a voting member is not filed by the husband and wife, the following provisions shall govern their right to vote:

1. Where both are present at a meeting, each shall be regarded as the agent and proxy of the other for purposes of casting the vote for each Unit owned by them. In the event they are unable to concur in their decision upon any subject requiring a vote, they shall lose their right to vote on that subject at that meeting.

2. Where only one (1) spouse is present at a meeting, the person present may cast the Unit vote without establishing the concurrence of the other spouse, absent any prior written notice to the contrary by the other spouse. In the event of prior written notice to the contrary to the Association by the other spouse, the vote of said Unit shall not be considered.

3. Where neither spouse is present, the person designated in a "Proxy" (as defined in the Bylaws), signed by either spouse may cast the Unit vote, absent any prior written notice to the contrary to the Association by the other spouse or the designation of a different Proxy by the other spouse. In the event of prior written notice to the contrary to the Association or the designation of a different Proxy by the other spouse, the vote of said Unit shall not be considered.

I. A quorum shall consist of persons entitled to cast at least a majority of the total number of votes of the Members.

ARTICLE VI
TERM

The term for which this Association is to exist shall be perpetual. In the event of dissolution of the Association (unless same is reinstated), other than incident to a merger or consolidation, all of the assets of the Association shall be conveyed to a similar homeowner's association or a public agency having a similar purpose, or any Member may petition the appropriate circuit court of the State of Florida for the appointment of a receiver to manage the affairs of the dissolved Association and to make such provisions as may be necessary for the continued management of the affairs of the dissolved Association and its properties.

ARTICLE VII
INCORPORATORS

The name and address of the Incorporators of these Articles are:

NAME	ADDRESS
ISIDORO FARJI	3764 N.E. 207th Terrace Aventura, FL 33181

ARTICLE VIII
OFFICERS

The affairs of the Association shall be managed by the President of the Association, assisted by the Vice President(s), Secretary and Treasurer, and, if any, by the Assistant Secretary(ies) and Assistant Treasurer(s), subject to the directions of the Board.

The Board shall elect the President, Secretary and Treasurer, and as many Vice Presidents, Assistant Secretaries and Assistant Treasurers as the Board shall, from time to time, determine. The President shall be elected from amongst the membership of the Board, but no other officer need be a Director. The same person may hold two offices, the duties of which are not incompatible; provided, however, the office of President and a Vice President shall not be held by the same person, nor shall the office of President and Secretary or Assistant Secretary be held by the same person.

ARTICLE IX
FIRST OFFICERS

The names of the officers who are to serve until the first election of officers by the Board are as follows:

President:	ISIDORO FARJI
Vice President:	JACK FARJI
Secretary:	REGINA FARJI
Treasurer:	REGINA FARJI

ARTICLE X
BOARD OF DIRECTORS

A. The number of directors on the first Board of Directors of the Association ("First Board") and the "Initial Elected Board" (as hereinafter defined) shall be three (3). The number of Directors elected by the Members subsequent to the

"Declarant's Resignation Event" (as hereinafter defined) shall be not less than three (3) nor more than five (5), as the Board shall from time to time determine prior to each meeting at which Directors must be Members or the parents, children or spouse of Members. There shall be only one (1) vote for each Director.

B. The names and addresses of persons who are to serve as Directors on the First Board are as follows:

NAME	ADDRESS
JACK FARJI	3764 N.E. 207th Terrace Aventura, FL 33181
ISIDORO FARJI	3764 N.E. 207th Terrace Aventura, FL 33181
REGINA FARJI	3764 N.E. 207th Terrace Aventura, FL 33181

Declarant reserves the right to replace and/or designate and elect successor Directors to serve on the First Board for so long as the First Board is to serve, as hereinafter provided.

C. Declarant intends that PIAZZA NAVONA, when ultimately developed, shall contain an aggregate of nine (9) Units.

D. Upon the Turnover Date, the Members other than the Declarant ("Purchaser Members") shall be entitled to elect not less than a majority of the Board. The election of not less than a majority of the Board by the Purchaser Members shall occur at a special meeting of the membership to be called by the Board for such purpose ("Initial Election Meeting"). The First Board shall serve until the Initial Election Meeting.

E. At the Initial Election Meeting, Purchaser Members shall elect two (2) of the Directors, and Declarant, until the Declarant's Resignation Event, shall be entitled to designate one (1) Director (same constituting the "Initial Elected Board"). Declarant reserves and shall have the right, until the Declarant's Resignation Event, to name the successor, if any, to any Director it has so designated.

F. The Board shall continue to be so designated and elected, as described in Paragraph E above, at each subsequent "Annual Members' Meeting" (as defined in the Bylaws), until the Annual Members' Meeting following the Declarant's Resignation Event or until he is removed in the manner hereinafter provided.

A Director (other than a Declarant-appointed Director) may be removed from office upon the affirmative vote of a majority of Owners, for any reason deemed to be in the best interests of the Owners. A meeting of the Owners to so remove a Director (other than a Declarant-appointed Director) shall be held upon the written request of ten percent (10%) of the Owners.

G. The Initial Election Meeting shall be called by the Association, through the Board, within sixty (60) days after the Purchaser Members are entitled to elect a majority of the Directors as provided in Paragraph D hereof. A notice of meeting shall be forwarded to all Members in accordance with the Bylaws; provided, however, that the Members shall be given at least fourteen (14) days' notice of such meeting. The notice shall also specify the number of Directors which shall be elected by the Purchaser Members and the remaining number of Directors designated by Declarant.

H. Upon the earlier to occur of the following events ("Declarant's Resignation Event"), Declarant shall cause all of its designated Directors to resign:

1. When Declarant no longer holds any Unit for sale in the ordinary course of business and all Units sold by Declarant have been conveyed as evidenced by the recording of instruments of conveyance of such Units amongst the Public Records of the County; or

2. When Declarant causes the voluntary resignation of all of the Directors designated by Declarant and does not designate replacement Directors.

Upon Declarant's Resignation Event, the Directors elected by Purchaser Members shall elect a successor Director to fill the vacancy caused by the resignation or removal of Declarant's designated Director. This successor Director shall serve until the next Annual Members' Meeting and until his successor is elected and qualified. In the event Declarant's Resignation Event occurs prior to the Initial Election Meeting, the Initial Election Meeting shall be called in the manner set forth in Paragraph G of this Article X, and all of the Directors shall be elected by the Purchaser Members at such meeting.

I. At each Annual Members' Meeting held subsequent to Declarant's Resignation Event, all of the Directors shall be elected by the Members. At the first Annual Members Meeting held after the Initial Election Meeting, a "staggered" term of office of the Board shall be created as follows:

1. a number equal to fifty percent (50%) of the total number of Directors rounded to the nearest whole number is the number of Directors whose term of office shall be established at two (2) years and the Directors serving for a two (2) year term will be the Directors receiving the most votes at the meeting; and

2. the remaining Directors' terms of office shall be established at one (1) year.

At each Annual Members' Meeting thereafter, as many Directors of the Association shall be elected as there are Directors whose regular term of office expires at such time, and the term of office of the Directors so elected shall be for two (2) years expiring when their successors are duly elected and qualified.

J. The resignation of a Director who has been designated by Declarant or the resignation of an officer of the Association who has been elected by the First Board shall remise, release, acquit, satisfy and forever discharge such officer or Director of and from any and all manner of action(s), cause(s) of action, suits, debts, dues, sums of money, accounts, reckonings, bonds, bills, specialties, covenants, contracts, controversies, agreements, promises, variances, trespasses, damages, judgments, executions, claims and demands whatsoever, in law or in equity, which the Association or Purchaser Members had, now have or will have or which any personal representative, successor, heir or assign of the Association or Purchaser Members hereafter can, shall or may have against said officer or Director for, upon or by reason of any matter, cause or thing whatsoever from the beginning of the world to the date of such resignation, except for such Director's or officer's willful misconduct or gross negligence.

ARTICLE XI
INDEMNIFICATION

Each and every Director and officer of the Association shall be indemnified by the Association against all costs, expenses and liabilities, including attorney and paralegal fees at all trial and appellate levels and postjudgment proceedings, reasonably incurred by or imposed upon him in connection with any negotiations, proceeding, arbitration, litigation or settlement in which he becomes involved by reason of his being or having been a Director or officer of the Association, and the foregoing provision for indemnification shall apply whether or not such person is a Director or officer at the time such cost, expense or liability is incurred. Notwithstanding the above, in the event of any such settlement, the indemnification provisions provided in this Article XI shall not be automatic and shall apply only when the Board approves such settlement and reimbursement for the costs and expenses of such settlement as in the best interest of the Association, and in the event a Director or officer admits or is adjudged guilty of willful misfeasance or malfeasance in the performance of his duties, the indemnification provisions of this Article XI shall not apply. The foregoing right of indemnification provided in this Article XI shall be in addition to and not exclusive of any and all right of indemnification to which a Director or officer of the Association may be entitled under statute or common law.

ARTICLE XII
BYLAWS

The Bylaws shall be adopted by the First Board, and thereafter may be altered, amended or rescinded in the manner provided for in the Bylaws. In the event of any conflict between the provisions of these Articles and the provisions of the Bylaws, the provisions of these Articles shall control.

ARTICLE XIII
AMENDMENTS

A. Prior to the conveyance by Declarant of a Unit to an Owner, these Articles may be amended only by an instrument in writing signed by the incorporator of these Articles and filed in the Office of the Secretary of State of the State of Florida.

B. After the conveyance by Declarant of a Unit to an Owner and until the Turnover Date, these Articles may be amended in the following manner:

1. (a) The Board shall adopt a resolution setting forth the proposed amendment and directing that it be submitted to a vote at a meeting of the Members, which may be at either the Annual Members' Meeting or a special meeting. Any number of proposed amendments may be submitted to the Members and voted upon by them at one meeting.

(b) Written notice setting forth the proposed amendment or a summary of the changes to be effected thereby shall be given to each Member within the time and in the manner provided in the Bylaws for the giving of notice of meetings ("Required Notice").

(c) At such meeting, a vote of the Members shall be taken on the proposed amendment(s). The proposed Amendments(s) shall be adopted upon receiving the affirmative vote of the Members entitled to cast a majority of the votes of the Members.

2. An amendment may be adopted by a written statement (in lieu of a meeting) signed by all Members and all members of the Board setting forth their intention that an amendment to the Articles be adopted.

C. These Articles may not be amended without the written consent of a majority of the members of the Board.

D. Notwithstanding any provisions of this Article XIII to the contrary, these Articles shall not be amended in any manner which shall prejudice the rights of: (i) Declarant, without the prior written consent thereto by Declarant, for so long as Declarant holds at least one (1) Unit for sale in the ordinary course of business and (iii) any "Institutional Mortgagee" (as such term is defined in the Community Covenants) without the prior written consent of such Institutional Mortgagee.

E. Notwithstanding the foregoing provisions of this Article XIII, no amendment to these Articles shall be adopted which shall abridge, amend or alter the rights of Declarant hereunder including, but not limited to, Declarant's right to designate and select members of the First Board or otherwise designate and select Directors as provided in Article X hereof, nor shall any amendment be adopted or become effective without the prior written consent of Declarant.

F. Any instrument amending these Articles shall identify the particular article or articles being amended and shall provide a reasonable method to identify the amendment being made. A certified copy of each of such amendment shall be attached to any certified copy of these Articles, and a copy of each amendment certified by the Secretary of State shall be recorded amongst the Public Records of the County.

ARTICLE XIV
REGISTERED OFFICE AND REGISTERED AGENT

The street address of the initial registered office of the Association is 404 East Atlantic Boulevard, Suite 101, Pompano Beach, Florida 33060 and the name of the initial Registered Agent of the Association at that address shall be STUART S. ROSENTHAL.

IN WITNESS WHEREOF, the Incorporator has hereunto affixed his signature, this 13 day of March, 2007.



ISIDORO BAROT

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07 MAR 19 PM 1:28
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

The undersigned hereby accepts the designation of Registered Agent as set forth in Article XIV of these Articles of Incorporation, and acknowledges that he is familiar with, and accepts the obligations imposed upon Registered Agents under Florida Statutes Chapter 617.



STUART S. ROSENTHAL

Dated: 3/13/07

STATE OF FLORIDA)
COUNTY OF Broward) S

The foregoing instrument was acknowledged before me this
13 day of March, 2007, by ISIDORO FARJI, who is
personally known to me or who has produced _____
as identification and did (did not) take an oath.

NOTARY PUBLIC
(SEAL)



Stuart S Rosenthal
My Commission DD328928
Expires August 05, 2008