

# No3000002220

Florida Department of State  
Division of Corporations  
Public Access System

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.**

(((H03000074209 5)))

**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  
TALLAHASSEE, FLORIDA  
03 MAR 13 PM 3:26

**FLORIDA NON-PROFIT CORPORATION**

**ESTANCIA PALM SPRINGS HOMEOWNERS' ASSOCIATION, INC.**

Certificate of Status	0
Certified Copy	1
Page Count	07
Estimated Charge	\$78.75

BR 3/13



FLORIDA DEPARTMENT OF STATE

Glenda E. Hood  
Secretary of State

*Att: Beth Register  
850-245-6804*

March 13, 2003

EMPIRE

SUBJECT: ESTANCIA PALM SPRINGS HOMEOWNERS' ASSOCIATION, INC.  
REF: W03000006861

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.

ARTICLE 5 5.5 THE STATEMENT ABOUT THE DIRECTOR CONSISTING OF ONE INDIVIDUAL, THAT HAS TO BE CHANGED, NON-PROFIT DIRECTORS CAN'T NEVER BE LESS THAN THREE INDIVIDUALS. YOU NEED TO ADD TWO MORE DIRECTORS. YOU LISTED AN OFFICER WITH NO TITLE. OFFICERS ARE PVST.

If you have any further questions concerning your document, please call (850) 245-6972.

Doris Brown  
Document Specialist  
New Filings Section

FAX Aud. #: H03000074209  
Letter Number: 303A00015194

HO 3000074209

FILED  
SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

03 MAR 13 PM 3:26

## ARTICLES OF INCORPORATION

In Compliance with Chapter 617, F.S., (Not for Profit)

### ARTICLE 1: NAME

The name of the corporation shall be:

ESTANCIA PALM SPRINGS HOMEOWNERS' ASSOCIATION, INC.

### ARTICLE 2: PRINCIPLE OFFICE

The principal place of business and mailing address of this corporation shall be:

701 WEST CYPRESS CREEK ROAD, 3<sup>RD</sup> FLOOR

FORT LAUDERDALE, FL 33309

### ARTICLE 3: PURPOSE

The purpose for which the corporation is organized is to govern, administer, and manage the community which shall be governed by the homeowners' association, including all common elements.

### ARTICLE 3.5: POWERS

The corporation shall have all the powers enumerated in Chapter 617, F.S., which powers are hereby expressly incorporated herein and made a part hereof, including but not limited to those powers codified at 617.0302 (1-16), and all others common law and statutory powers granted by law or otherwise. Specifically included in those powers are the powers to own and convey property, to operate and maintain common property, specifically the surface water management (SWM) as permitted by the SFWMD including all lakes, retention areas, culverts and related appurtenances, as applicable, to establish rules and regulations, to assess members and enforce assessments, to sue and be sued, to contract for service to provide for the operation and maintenance services.

### ARTICLE 4: MANNER OF ELECTION

The manner that directors are elected/appointed will be stated in the bylaws, pursuant to 617.0202(1)(d), F.S.

### ARTICLE 5: INITIAL DIRECTORS/OFFICERS

Names	Positions	Addresses
Olivier Bibas	Director/President	701 W Cypress Creek Rd, 3 <sup>rd</sup> Flr, Ft Lauderdale, FL 33309
Isaac Kodsi	Director/Vice President	701 W Cypress Creek Rd, 3 <sup>rd</sup> Flr, Ft Lauderdale, FL 33309
Joseph Kodsi	Director/Secretary/Treasurer	701 W Cypress Creek Rd, 3 <sup>rd</sup> Flr, Ft Lauderdale, FL 33309

### ARTICLE 6: INITIAL REGISTERED AGENT AND STREET ADDRESS

The name and Florida street address of the registered agent is:

Olivier Bibas	Registered Agent	701 W Cypress Creek Rd, 3 <sup>rd</sup> Flr, Ft Lauderdale, FL 33309
---------------	------------------	--

### ARTICLE 7: INCORPORATOR

The name and address of the incorporator is:

Olivier Bibas	Incorporator	701 W Cypress Creek Rd, 3 <sup>rd</sup> Flr, Ft Lauderdale, FL 33309
---------------	--------------	--

### ARTICLE 8: MISCELLANEOUS

SURFACE WATER MANAGEMENT SYSTEM The corporation hereby accepts responsibility for the operation and maintenance of the SWM system described in the permit issued by the SFWMD. The SWM system is owned by the corporation. The corporation is responsible for assessing and collecting fees for the operation, maintenance, and if necessary, replacement of the SWM system. Any amendment to these documents which would affect the SWM system, conservation areas or water management portions of the common areas will be submitted to the District for a determination of whether the amendment necessitates a modification of the SFWMD permit. If a modification is necessary, the District will so advise the permittee. The rules and regulations concerning the SWM shall remain in effect for a minimum of twenty-five (25) years and shall be automatically renewed thereafter. If wetland mitigation or monitoring is required the association shall be responsible to carry out this obligation. It shall be the association's responsibility to complete the task successfully, including meeting all (permit) conditions associated with wetland mitigation, maintenance and monitoring. The corporation obligates itself to file an amendment to incorporate the SFWMD Permit No. once

HO 3000074209


H03000074209


said permit is obtained in the future. Copies of the permit and any future SFWMD permit actions shall be maintained by the corporation's registered agent for the Association's benefit. The District has the right to take enforcement action, including a civil action for an injunction and penalties against the corporation to compel it to correct any outstanding problems with the surface water management system facilities or in mitigation or conservation areas under the responsibility or control of the corporation. In the event the project which results in the creation of the corporation is a phased project or has independent corporations, the following powers and duties are agreed: The (Master) Association has the power to accept into the corporation subsequent phases, that will utilize the same SWM system; or (a) The independent associations will have the right to utilize the permitted SWM system; (b) the Declaration shall provide that independent associations have particular maintenance responsibilities; (c) Cross easements for drainage, and ingress and egress for maintenance copies of which are attached, shall be granted to all independent associations utilizing the SWM system. Any golf course owner/operator, if applicable, is a member of the Association and the Declaration shall reflect this relationship.


**TERM:** The corporation shall have perpetual existence; however, if the corporation is dissolved, the property consisting of the surface water management system will be conveyed to an appropriate agency of local government or will be dedicated to a similar non-profit corporation.

\*\*\*\*\*  
 Having been named as registered agent to accept service of process for the above state corporation at the place designated in this certificate, I am familiar with and accept the appointment as registered agent and agree to act in this capacity.

  
 Signature/Registered Agent

  
 Date 3.13.2003

  
 Signature/Incorporator

  
 Date 3.13.2003

H03000074209