

LAW OFFICES

# BECKER & POLIAKOFF, P.A.

500 Australian Avenue South, 9th Floor  
West Palm Beach, Florida 33401

Phone: (561) 655-5444 Fax: (561) 832-8987  
FL Toll Free: (800) 462-7783  
Internet: <http://www.becker-poliakoff.com>

## Florida Offices

Administrative Office:  
3111 Stirling Road  
Ft. Lauderdale, FL 33312  
FL Toll Free: (800) 432-7712

Boca Raton\*

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Tampa

West Palm Beach

\*available for consultation  
by appointment only

## International Offices

Beijing,  
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Reply To:

West Palm Beach

February 18, 1998

**CORPORATE RECORDS BUREAU  
DIVISION OF CORPORATIONS  
Department of State  
P.O. Box 6327  
Tallahassee, FL 32301**

500002460405--5

-03/18/98--01001--026

\*\*\*\*446.25 \*\*\*\*\*35.00

**Re: Villa Del Mar, Inc.; Amendment to Articles of Incorporation**

Dear Sir/Madam:

Enclosed please find the following:

1. Application for Reinstatement
2. Original and one copy of a Certificate of Amendment to the Articles of Incorporation of Villa Del Mar, Inc.
3. Check #4011 (\$446.25).

FILED  
98 MAR 16 PM 12:30  
SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

The Association has passed an amendment changing the name of the corporation to **Villa Del Mar of Boca Raton Condominium Association, Inc.** The enclosed check is being tendered to cover the cost of the reinstatement and filing fees. Please return a stamped copy of the Certificate to me at your earliest convenience.

Thank you for your assistance in this matter.

Debra Jones Authorized  
to correct heading

Very truly yours,

PETER C. MOLLENGARDEN  
For the Firm

Amendment E  
Name Change  
LFS

PCM/dj  
Enclosures  
cc: Board of Directors  
#122134

CORAPAM  
9 pages

708469

W980000049/3  
1071

308,2575,2209,620,7674

RECEIVED  
98 FEB 25 AM 9:13  
DIVISION OF CORPORATIONS

LAW OFFICES

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Czech Republic

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**Reply To:**

West Palm Beach

March 13, 1998

**CORPORATE RECORDS BUREAU  
DIVISION OF CORPORATIONS**

Department of State

Attn: Louise Flemming-Jackson

P.O. Box 6327

Tallahassee, FL 32301

**Re: Villa Del Mar, Inc.; Amendment to Articles of Incorporation  
Ref. Number: 708469; Letter Number: 998A00012163**

Dear Ms. Flemming-Jackson:

Enclosed please find the following:

1. Application for Reinstatement
2. **Original and one copy** of a Certificate of Amendment to the Articles of Incorporation of **Villa Del Mar, Inc.**
3. Check #4011 (\$446.25) and Check #20710 (\$8.75) totalling \$455.00.

The Association has passed an amendment changing the name of the corporation to **VILLA DEL MAR OF BOCA RATON CONDOMINIUM ASSOCIATION, INC.** The enclosed checks are being tendered to cover the cost of reinstatement and filing fees. Please return a stamped copy of the Certificate to me at your earliest convenience.

Thank you for your assistance in this matter.

Very truly yours,

**PETER C. MOLLENGARDEN**  
For the Firm

PCM/dj  
Enclosures  
cc: Board of Directors  
#122134



FLORIDA DEPARTMENT OF STATE  
Sandra B. Mortham  
Secretary of State

March 5, 1998

Peter C. Mollengarden  
% Becker & Poliakoff, P.A.  
500 Australian Avenue South, 9th Floor  
West Palm Beach, FL 33401

SUBJECT: VILLA DEL MAR, INC.  
Ref. Number: 708469

We have received your document for VILLA DEL MAR, INC. and check(s) totaling \$446.25. However, your check(s) and document are being returned for the following:

The registered agent must sign accepting the designation.

The name of the person signing the document must be typed or printed beneath or opposite the signature.

The fee to file articles of amendment is \$35. For each certified copy requested, please add an additional \$52.50.

The total amount due to reinstate is \$420.00.

We are returning your check for \$445.25 to be replaced by one in the correct amount of \$455.00.

If you have any questions concerning this matter, please either respond in writing or call (850) 487-6910.

Louise Flemming-Jackson  
Corporate Specialist Supervisor

Letter Number: 998A00012163

ARTICLES OF AMENDMENT TO THE  
ARTICLES OF INCORPORATION OF  
VILLA DEL MAR, INC.

FILED

98 MAR 16 PM 12:59

SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

The undersigned officers of Villa Del Mar, Inc. do hereby certify that the following amendments to the Articles of Incorporation of said corporation are a true and correct copy as amended, pursuant to Article X thereof, by the membership at a duly called and noticed meeting of the members held November 18 1997. The amendments were adopted by the members and the number of votes cast for the amendment was sufficient for approval.

"SEE ATTACHED"

WITNESS my signature hereto this 6 day of FEBRUARY, 1998, at Boca Raton, Palm Beach County, Florida.

VILLA DEL MAR, INC.

Stanley Zambetti  
Witness

BY: Edward T. Boughton (SEAL)  
President, Edward T. Boughton

James M. Cradick  
Witness

ATTEST: J. K. Whisler (SEAL)  
Secretary

STATE OF FLORIDA :

COUNTY OF PALM BEACH :

The foregoing instrument was acknowledged before me this 6 day of FEBRUARY 1998, by EDWARD T. BOUGHTON and KERN WHEATON, as STANLEY ZAMBECKI and \_\_\_\_\_, respectively, of Villa Del Mar, Inc., a Florida not-for-profit corporation, on behalf of the corporation. They are personally known to me, or have produced \_\_\_\_\_ as identification and did take an oath. If no type of identification is indicated, the above-named persons are personally known to me.



MICHAEL J ST JOHN  
My Commission CC499791  
Expires Nov. 18, 1999

Michael J. St. John (Signature)

MICHAEL J. ST. JOHN (Print Name)  
Notary Public, State of Florida at Large

ARTICLES OF AMENDMENT

FILED

98 MAR 16 PM 12:59

OF

**VILLA ~~del~~ DEL MAR OF BOCA RATON CONDOMINIUM ASSOCIATION, INC.**  
**A CONDOMINIUM ASSOCIATION**

SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

(additions indicated by underlining;  
deletions indicated by "---")

We, the undersigned, hereby associate ourselves together for the purpose of forming a corporation not for profit under Chapter 617 of Florida Statutes, 1963, and certify as following:

ARTICLE I.

The name of this corporation shall be VILLA ~~del~~ DEL MAR OF BOCA RATON CONDOMINIUM ASSOCIATION, INC., a ~~Condominium Association~~, which shall herein be referred to as "the Association".

ARTICLE II.

The purpose for which the Association is organized is to manage Villa del Mar Condominium, 2500 South Ocean Boulevard, Boca Raton, Florida, located on the following described real property located in Palm Beach County, Florida, to-wit:

A portion of Government Lot 2 of Section 32, Township 47 South, Range 43 East, Palm Beach County, Florida, more particularly described as follows:

Commencing at the South One-Quarter (S1/4) corner of said Section 32; thence North 88°20'40" East along the South line of said Section 32, a distance of 1356.13 feet to an intersection with the centerline of State Road A1A as now constructed and in use; thence North 2°45'00" East along said centerline a distance of 775.55 feet to a point of curvature; thence Northeasterly along the arc of a curve to the right, having a radius of 7639.50 feet, a central angle of 4°44'08", for an arc distance of 631.41 feet to a point of tangency; thence South 82°30'52" East a distance of 50.00 feet to a point on the East right-of-way line of State Road A1A; thence North 7°29'08" East along said East right-of-way

line, a distance of 801.14 feet to the POINT OF BEGINNING;

Thence from said POINT OF BEGINNING South 82°30'52" East, a distance of 250 feet, more or less, to a point which lies on the high water mark of the Atlantic Ocean, said point herein referred to as Point "A"; thence from the POINT OF BEGINNING South 7°29'08" West along said East right-of-way line of State Road A1A, a distance of 235.00 feet, thence South 82°30'52" East, a distance of 250 feet, more to less, to a point which lies on the high water mark of the Atlantic Ocean, said point herein referred to as Point "B"; thence meander Northeasterly along said high water mark, a distance of 235 feet, more or less, to aforesaid Point "A".

on a non-profit basis for the mutual benefit, enjoyment and advantage of the individual residents thereof; to make such improvements, additions and alterations to said Condominium as may be necessary or desirable from time to time; to purchase and own personal property; and to conduct and transact all business necessary and proper in the management, operation and maintenance of the condominium. The Association shall have all the powers set forth in Chapters 617 and 718, Florida Statutes, as amended from time to time and in the event of conflict, the provisions of Chapter 718 shall control.

### ARTICLE III.

All owners of Condominium Parcels in Villa del Mar shall be eligible for membership in the Association and shall automatically become members upon acquisition of such interest.

### ARTICLE IV.

The Association shall have perpetual existence.

### ARTICLE V.

The names and addresses of the subscribers of these Articles of Incorporation are as follows:

Richard T. Whalen  
1415 E. Sunrise Boulevard  
Fort Lauderdale, Florida

Jean M. Henne  
1415 E. Sunrise Boulevard  
Fort Lauderdale, Florida

Dorothy J. Shepard  
1415 E. Sunrise Boulevard  
Fort Lauderdale, Florida

#### ARTICLE VI.

The affairs of the Association shall be managed by the Board of Directors which shall elect a President, Vice-President, Secretary and Treasurer, and such assistants as may be desirable. Directors of the Association shall be elected at the first meeting of the Board of Directors following the annual meeting of the membership.

#### ARTICLE VII.

The names of the officers who shall serve until the first annual election of members are as follows:

Franz Arzt	President and Treasurer
Richard B. Kemper	Vice-President and Secretary
Attilie C. Arzt	Assistant Treasurer
Rita R. Kemper	Assistant Secretary

#### ARTICLE VIII.

The first Board of Directors of the Association shall consist of four members whose names and addresses are as follows:

Richard B. Kemper  
2619 Gulfstream Lane  
Fort Lauderdale, Florida

Franz Arzt  
818 S. E. 4th Street  
Ft. Lauderdale, Florida

Rita R. Kemper  
2619 Gulfstream Lane  
Fort Lauderdale, Florida

Attilie C. Arzt  
818 S.E. 4th Street  
Fort Lauderdale, Florida

#### ARTICLE IX.

The By-Laws of the Association shall be made, altered or rescinded by vote of the members of the Association as provided in the By-Laws.

#### ARTICLE X.

Amendments to the Articles of Incorporation may be proposed and adopted by two-thirds vote of the members at the annual meeting of members or at a special meeting of members called for such purpose.

#### ARTICLE XI.

In order to give effect to the purpose for which this corporation is organized, and in addition to other powers and authority granted to like corporations by law, and not by way of limitation, the Association shall have the following express powers:

(a) To exercise complete and exclusive control in the management, operation and maintenance of Villa del Mar as a condominium.

(b) To perform all duties and functions as required by these Articles of



Incorporation, the Declaration of Condominium of Villa del Mar, and the By-Laws of the Association, and as may be necessary or desirable in carrying out the objectives of the Association.