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| Certified Copies        | _ Certificates c     | of Status |
| Special Instructions to | Filing Officer:      |           |
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|                         | Office Use Only      |           |



R NP-22,096 N/ 20 91-



STATE OF FLORIDA Bepartment of State THE CAPITOL TALLAHASSEE 32304 • . RICHARD (DICK) STONE ROY-L'ALLEN DIRECTOR SECRETARY OF STATE CORPORATIONS OR 01 November 16, 1971 T. J. Jarminen, Sequire Attorney At Law . 509 Lake Avenue. Loke Worth, Clorida 33460 Subjectigness LASS APTS., INC. . A refund for  $$_{5,00}$  is enclosed for the reason checked: ۰.-. . 32 Overpayment of certification fee. Piling fee previously paid. No fee required. 4 5. б. No response to our letter of Overpayment of charter tax. 7. <sup>8</sup>.\_ Comments; 9. If you have any questions regarding this matter, please ·. · · let up know. , corp-77 1-5-71 REQUISITING FOR REPORD This money was originally received per validator stamp as follows: \$15.00 38300 15/71 Velidetion No. Ditte Mechine No. Dept. No. 2A Requested by: (Head of Department) For use by Fiscal Department Faid by Revolving fund Check No. Dated \_\_\_\_\_ Amount gen-1 4-30-63

T. J. JARVINEN ATTORNEY AT LAW BOG LAKE AVENUE LARE WORTH, FLORIDA 83660 TELEVIORE 663-6633

November 11, 1971



Hon. Richard (Dick) Stome Secretary of State State of Florida The Capitol Tallahassee, Florida 32304

Attention: Corporations Division

Re: GREEN LANE APTS., INC. (A Corporation Not For Profit)

Dear Sir:

- 889 15# 8 - 38500 \*\*\*\*\*3.00 889 15# 1 - 38400 \*\*\*\*\*5.00 809 15# 12 - 38300 \*\*\*\*35.00

1/t

Enclosed herewith is original and one copy of Articles of Incorporation for Green Lane Apts., Inc. (a corporation not for profit) for filing with your office. Please note the Articles designate a resident agent for service of process.

Also enclosed is our check in the sum of \$43.00 in payment of the following:

| Filing fee                 | \$30.00 |
|----------------------------|---------|
| Resident agent certificate | 3.00    |
| Certified copy             | 10.00   |
|                            | \$43.00 |

four attention to this matter is greatly appreciated.

|           | Yours very truly,  |
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-----· • • • - - - -ALLANASSEL PLONDA - , -ARTICLES OF INCORPORATION 07 · · · · · ٠. ħ GREEN LANE APTS ... INC. - & Condominium ¥ 181 We, the undersigned, hereby associate ourcelves together for the purpose of becoming incorporated under the laws of the State of Florida applicable to corporations not for profit under the following Articles of Incorporation: ARTICLE I. . MANE 1 1 2 The name of the corporation shall be GREEN LANE APTS. . HRC. a condominium, located at 1611 Green Lane, Lantana, Florida. ARTICLE II. PURPOSE It is the general purpose and aim of this corporation to promote a close relationship and development of common interests, hobbies, and the like guong members, Also, in view of the physical provinity of one apartment to another and each prober's use of common facilities such as laundries, patios, walkways, social facilities, etc., it is the express intention and purpose to seek compatible members capable of living together in harmony and getting along well together in agreement. Further, to buy, sell, lease, sub-lease, acquira, maintain or operate with or without any interest in real or personal property, a certain multi-unit residential building and the land on which the same shall he situated in the Town of Lantana, Palm Beach County, Florida a condominium which shall be known as GREEN LARE APTS., INC., located on land legally described as follows: Lets Two (2) and Three (3), Block "D", BONITA REIGHTS, a subdivision of Lantana, Florida, according to the plat thereof on file in the office of the Clerk of the Circuit Court in and for Palm Beach County, Florida, recorded in Plat Book 21, page 29; and ALSO that part of Lot Four (4) of the aforesaid Block "D", BONITA HEIGHTS, a subdivision of Lantana, Florids, according to the plat thereof on file in the office of the Clerk of the Gircuit Court in and for Palm Beach County, Florida, recorded in Plat Book 21, page 29, as is more particularly described as follows: Commencing at the southeast corner of said Lot 4; thence westerly along the south line thereof, a distance of 11.99 feet; thence on an angle of 1020 47' 52" from east through north to the northwest, a distance of 137.17 feet to a point in the north line of said Lot 4; thence east along said north line, a distance of 39.23 feet to the northeast corner of said Lot 4: thence south along the east line of said Lot 4. a distance of 130 feet to the point of beginning. and to transact all business necessary and proper in connection with the operacion of said property for the nutual becefit of its mambers; it shall: (1) assess and collect from wembers funds necessary: (a) to saintain and keep in good re-. . -**1**-T. J. MINNER ------. : WARTH, FLG

pair the antire property, including driveways, walks, buildings and landscaping, and (b) to pay any taxes, assessments, fire insurance, extended coverage, other perils, liability insurance for said property; and (c) to pay for utilities used for or in common by sll members; (2) to do any other act or take any action necessary to maintain the high standards of a physical appearance of the buildings and premises.

## ARTICLE III. MEMBERSHIP

<u>Section 1.</u> There shall be one voting membership for each spartment. A corporate owner of an apartment or unit may designate an individual to exercise its voting membership. A corporate grantee of a residential unit may designate a named individual to occupy such residential unit, which named individual shall be subject to the same qualifications and manner of admission as an individual member and the sims and purposes set forth in the prior article.

<u>Section 2.</u> We member or occupant shall be approved who shall not, in the majority opinion of the Board of Directors, appear compatible in relation to other members or shall not conform to the sime and purposes set forth in the prior article.

Section 3. Initially the incorporators or their successors shall be the sole voting members of the corporation until such time as developers have couveyed ten spartment units to individual grantees. Thereafter, the incorporators and their successors shall cesse to be members of the corporation unless they are owners of a residential unit and the individuals to whom the residential units have been conveyed shall thereafter be the members of the corporation.

#### ANTICLE IV. EXISTENCE

This corporation shall have perpetual existence.

#### ARTICLE V. SUBSCRIBERS

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

Leif R. Lindberg Marjatta Lindberg Villiam E. Lankse 4700 South Ocean Blvd., Palm Beach, Floride 4700 South Ocean Blvd., Palm Beach, Floride 1409 Lakeview Drivé, Lake Worth, Florida

# ARTICLE VI. BOARD OF DIRECTORS

<u>Section 1</u>. The effeirs of this corporation are to be managed by a Board of Directors which shall consist of not less than three numbers as shall be provided for by the bylamm of this corporation. Directors shall hold office for one year or until the matt sameal meeting of the numbers. The President

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<u>Section 2.</u> Each voting member shall be restricted to one (1) vote except in all electicize for directors. In election for directors, each voting member shall have the right to vote in person or by proxy for as many persons as there are directors to be elected or to cumulate said votes and give one candidate as many votes as equals the number of directors to be elected or distribute them on the same principle emong as many candidates as he shall see fit.

<u>Section 3</u>. The names and post office addresses of the first Board of Directors and officers who shall serve as directors and officers until the first election of directors and officers are as follows:

President-Director Leif R. Lindbarg 4200 South Ocean Blvd., Palm Beach, Fla. Vice-Pres.-Director Marjatta Lindbarg 4200 South Ocean Blvd., Palm Beech, Fla. Sec.-Treas.-Director William E. Laakso 1409 Lakeview Drive, Lake Worth, Fla.

<u>Section 4</u>. William E. Laskso located at 4200 South Ocean Blwd., Palm Beach. Florids, is designated as the sgent for the corporation to accept service of process within the State of Florida and by his signature to these Articles agrees to act in this capacity and agrees to comply with the provisions of said Act islative to keeping open said office.

<u>Soution 5</u>. The Board of Directors shall have the power to enforce by legal means the provisions of the Condominium Act, the Declaration of Condominium, these Articles, the Sylmes of the Corporation and the Regulations for the use of rise property in the condominium. The Board of Directors shall also have the power to employ personnel to perform the services required for proper operation of the condominium.

#### ARTICLE VIL. ASSESSMENTS

The members of this corporation shall be subject to assessment for the costs and expenses of the corporation in operating the multi-unit apartment building in accordance with the Declaration of Condominium, the Articles and dyname of the corporation. The corporation shall have a continuing liem on each immber's right, title and interast in and to each residential unit to secure the psymmet of the costs and expenses of so operating said building. Such lien shall be enforceable in equity as by foreclosure in accordance with the terms and conditions of the Declaration of Condominium, provided however, notwithstanding any or the foregoing, such lien shall be and remain at all times inferior to any vulid, enforceable first mortgege lien, any member may have been subjecting his right, title and interest in and to his residential unit to secure the payment of each first mertgege to any recognized institutional first mortgage such as a homa, sevings and loan association, insurance company or other lending institut-ou authorized to transact business in the State of Florida, or to developer. The Aylaws may not change or alter this StateIne.

T. J. JUNNING ATTOMAT OF LAW 309 Long diagons Long viewbs, PLANA

# ARTICLE VIII. COMPENSATION

The corporation shall not be operated for profit. No indent shall be faid and no part of the income of the corporation shall be distributed to its memoers, directors or officers. The corporation may pay compensation in a reasonable amount to its members, directors and officers for services rendered and may confirm benefits upon its members in conformity with its purposes.

## ARTICLE IX. DUAL CAPACITY

No contract or other transaction between the corporation and any other corporation in the absence of fraud, shall be affected or invalidated by the fact that any one or more of the Directors of the corporation is or are interused in or is a Director, Officer, or are Directors or Officers of such corporation and any director or directors, individually or jointly may be a party or parties to, or may be interested in any such contract or transaction of the corporation or in which the corporation is interested, and no contract, act or transaction of the corporation with any person or persons, firm or corporation h the absence of fraud, shall be affected or invalidated by the fact that any piractor of the corporation is a party-to or are parties to or interested in which contract or transaction or in any way connected with such person or persons, Him or corporation and each and every person who may become a director of the corporation, is hereby relieved from any liability that might otherwise exist from this contracting with the corporation for the benefit of himself or any Firm, association or corporation in which he may be in anywise interested. Any dicuctor of the corporation and subsidiary or controlled company without regard to the fact that he is also a director of such subsidiary or controlled company.

## ARTICLE X. BYLAMS.

jection 1. These Articles of Incorporation may be altered, modified, Unanged or rescinded by a vote of sixty-five (65%) percent of the voting members of the corporation at any regular or special meeting of the corporation provided that written notice of the proposed change shall have been melled to each voting members of the corporation ten (10) days prior to said meeting of the corporation. Voting members not present in person or by proxy at the meeting considering the amendment may express their approval in writing providing such approval is delivered to the Secretary at or prior to the meeting. Notice, written or otheralian, of the proposed change may be waived in writing. No such alteration, modification, change or revision of Articles VII hereinabove may be wade without

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T. J. MANNER ATTORNEY AT LAW BOB LAKE AND AT LAKE MONTH, PLANAGE

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unanimous approval of all mortgagees holding a valid, enforceable first mortgage lien against any residential unit provided such mortgagees are institutional mortgagees such as a bank, savings and 1 - 1 association, insurance company or other lending institutions authorized to transact business in the State of Florida. In the event any such mortgagee has acquired title to any residential unit by judicial sale, upon formiosure, or voluntary conveyance in lieu of foreclosure, the written approval of such institutional first mortgagee shall also be required.

<u>Section 2.</u> A copy of each amendment shall be certified by the Secretary of State and be recorded in the public records of Palm Beach County, Florida.

IN WITNESS WHEREOF, the subscribing incorporators have hereunto set their hands and seals and caused these Articles of Incorporation and the Certificate of Incorporation to be executed this 9th day of November, A.D., 1971.

SEAL R. Lindberg SERU a.l. Miriatta Lindberg Villam C Q. (000 Der SEAL. William E. Laskso

STATE OF FLORIDA ) : #5. (OURTY OF PALM BEACH )

I hereby certify that on this day, before me, a Notary Lublic duly suthorized in the state and county named above to take acknowledgments, personally appeared LEFF R. LINDERG, MARIATTA LINDERG and WithMAM E. LAAKSO, to me known to be the persons described as subscribers in and who executed the foregoing Articles of Incorporation, and acknowledged before me that they subscribed to these Articles of Incorporation.

WITHOSS my hand and official scal in the County and State named above this  $9\pi h$  day of November, A.D., 1971.

Produver 10.12 Public

My Commission expires: 11-25-1974.

Т. Д. ЗАКУЛЕВН Акторику ат цён пота цана Хелиск Салт. Искла, Ассаная

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| (a) Jacob Allik   | President   | 1611 Green Lane   | e Lantana, Fla.   |             |
|   | ice President   | 1611 Green Lane   |   |             |
| (d) Margaret A, Ha:<br>(d) Charles Wavryn   |   | 1611 Green Lan  |   |             |
| V Z{Directors, Trustees, Managers)  | en measurei   | 1611 Green La   |   | 1atel       |
| a) Jacob Allik  |   | 1611 Green Lane,  | Lantana, Fla.   |             |
| Apt Carl Eklund   |   | 1611 Green Lane,  | Lantana, Fla.   |             |
| (d) Charlis Wayryneb  |   | <u>_ 1611 Green Lane,</u>   | Lattana,Ela,  |             |
| / (Florida Pesident Agent Name)   |   | (Florida Street Address   | (City) (2   | ip)         |
| Jacob Allik   |   | 1611 Green Lane   | Lantana, Flor   | ida         |
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