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NP#22,096

GREEN LANE APTS., INC.

FILED IN OFFICE OF DEPARTMENT
OF STATE, STATE OF FLORIDA,
by WA on 11/15/71

RICHARD (DICK) STONE
SECRETARY OF STATE

corp-1



RICHARD (DICK) STONE
SECRETARY OF STATE

STATE OF FLORIDA
Department of State
THE CAPITOL
TALLAHASSEE 32304

ROY L. ALLEN, DIRECTOR
DIVISION OF CORPORATIONS

November 16, 1971

T. J. Jarvinen, Esquire
Attorney At Law
508 Lake Avenue
Lake Worth, Florida 33460

Subject: GRASS LANE APTS., INC.

A refund for \$5.00 is enclosed for the reason checked:

1. ☐ Withdrawal of charter.
2. ☒ Overpayment of filing fee.
3. ☐ Charter not of record in this office.
4. ☐ Overpayment of certification fee.
5. ☐ Filing fee previously paid.
6. ☐ No fee required.
7. ☐ No response to our letter of
8. ☐ Overpayment of charter tax.
9. ☐ Comments:

If you have any questions regarding this matter, please
let us know.

corp-77
1-5-71

REQUISITION FOR REFUND

This money was originally received per validator stamp as follows:

Date	Validation No.	Machine No.	Dept. No.	Amount
11/15/71	38300	1	12	\$15.00

WA

Requested by:

(Head of Department)

For use by Fiscal Department

Paid by Revolving Fund Check No.

gen-1
4-30-63

Dated

Amount

T. J. JARVINEN
 ATTORNEY AT LAW
 808 LAKE AVENUE
 LAKE WORTH, FLORIDA 33460
 TELEPHONE 682-6622

November 11, 1971

FILED
Nov 19 4 28 PM 1971
 SECRETARY OF STATE
 TALLAHASSEE, FLORIDA

Hon. Richard (Dick) Stone
 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:

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
	<u>\$43.00</u>

Your attention to this matter is greatly appreciated.

Yours very truly,

PAID BY FAX	
DATE	
TIME	35
DATE	5
R. A. FEE	3
SEARCH	
INDEX	43
BILLAGE DUE	
REFUND	5.00

T. J. Jarvinen
 T. J. Jarvinen

TJJ:pep
 Enclosure

FF 12 30⁰⁰

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FILED

NOV 15 4 28 PM 1971

SECRETARY OF STATE
TALLAHASSEE, FLORIDA

BBK

GREEN LAND APT. APTS., INC.

T. J. Jarvinen
Lake Worth

15 Nov. 71

ARTICLES OF INCORPORATION
OF
GREEN LAKE APTS., INC. - A Condominium

FILED
JAN 15 4 28 PM 1971
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

We, the undersigned, hereby associate ourselves 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. NAME

The name of the corporation shall be GREEN LAKE APTS., INC., 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 among members. Also, in view of the physical proximity of one apartment to another and each member'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, acquire, 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 be situated in the Town of Lantana, Palm Beach County, Florida a condominium which shall be known as GREEN LAKE APTS., INC., located on land legally described as follows:

Lots Two (2) and Three (3), Block "D", BONITA HEIGHTS, 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, 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, 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 102° 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 operation of said property for the mutual benefit of its members; it shall: (1) assess and collect from members funds necessary: (a) to maintain and keep in good re-

pair the entire 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 all 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

Section 1. There shall be one voting membership for each apartment. 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 aims and purposes set forth in the prior article.

Section 2. No 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 aims 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 conveyed ten apartment units to individual grantees. Thereafter, the incorporators and their successors shall cease 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.

ARTICLE 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 E. Lindberg	4700 South Ocean Blvd., Palm Beach, Florida
Marjatta Lindberg	4700 South Ocean Blvd., Palm Beach, Florida
William E. Lankar	1409 Lakeview Drive, Lake Worth, Florida

ARTICLE VI. BOARD OF DIRECTORS

Section 1. The affairs of this corporation are to be managed by a Board of Directors which shall consist of not less than three members as shall be provided for by the bylaws of this corporation. Directors shall hold office for one year or until the next annual meeting of the members. The President

and Secretary need not be members of the corporation.

Section 2. Each voting member shall be restricted to one (1) vote except in all elections 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 among as many candidates as he shall see fit.

Section 3. 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. Lindberg	4200 South Ocean Blvd., Palm Beach, Fla.
Vice-Pres.-Director	Marjatta Lindberg	4200 South Ocean Blvd., Palm Beach, Fla.
Sec.-Treas.-Director	William E. Laakso	1409 Lakeview Drive, Lake Worth, Fla.

Section 4. William E. Laakso located at 4200 South Ocean Blvd., Palm Beach, Florida, is designated as the agent 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 relative to keeping open said office.

Section 5. 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 Bylaws of the Corporation and the Regulations for the use of the 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 VII. 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 Bylaws of the corporation. The corporation shall have a continuing lien on each member's right, title and interest in and to each residential unit to secure the payment 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 of the foregoing, such lien shall be and remain at all times inferior to any valid, enforceable first mortgage lien, any member may have been subjecting his right, title and interest in and to his residential unit to secure the payment of such first mortgage to any recognized institutional first mortgage such as a bank, savings and loan association, insurance company or other lending institution authorized to transact business in the State of Florida, or to developer. The Bylaws may not change or alter this article.

J. J. BROWDER
ATTORNEY AT LAW
308 East Avenue
Lake Worth, Florida

ARTICLE VIII. COMPENSATION

The corporation shall not be operated for profit. No dividend shall be paid and no part of the income of the corporation shall be distributed to its members, directors or officers. The corporation may pay compensation in a reasonable amount to its members, directors and officers for services rendered and may confer 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 interested 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 in the absence of fraud, shall be affected or invalidated by the fact that any director of the corporation is a party to or are parties to or interested in such contract or transaction or in any way connected with such person or persons, firm 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 director 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.


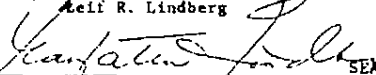
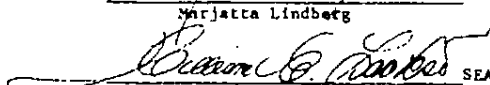
ARTICLE X. BYLAWS.

Section 1. These Articles of Incorporation may be altered, modified, changed 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 mailed to each voting member 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 otherwise, of the proposed change may be waived in writing. No such alteration, modification, change or revision of Articles VII hereinabove may be made without

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 loan 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 foreclosure, or voluntary conveyance in lieu of foreclosure, the written approval of such institutional first mortgagee shall also be required.

Section 2. 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.

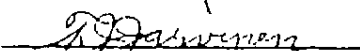
IN WITNESS WHEREOF, the subscribing incorporators have hereunto set their hands and seals and caused these Articles of Incorporation and the Certificate of Incorporation to be executed this 9th day of November, A.D., 1971.


Leif R. Lindberg SEAL

Marjatta Lindberg SEAL

William E. Laakso SEAL

STATE OF FLORIDA)
: ss.
COUNTY OF PALM BEACH)

I hereby certify that on this day, before me, a Notary Public duly authorized in the state and county named above to take acknowledgments, personally appeared LEIF R. LINDBERG, MARJATTA LINDBERG and WILLIAM 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.

WITNESS my hand and official seal in the County and State named above this 9th day of November, A.D., 1971.


Notary Public

My Commission expires: 11-25-1974.

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