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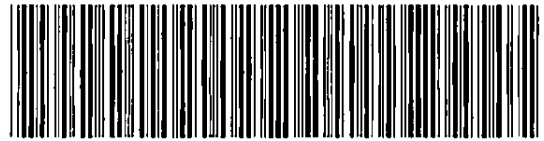
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TREASURY

This instrument prepared by:
Laurie G. Manoff, Esquire
STOLOFF & MANOFF, P.A.
1818 Australian Avenue So., Suite 400
West Palm Beach, Florida 33409
(561) 615-0123

FILED
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CERTIFICATE OF RECORDING
AMENDED ARTICLES OF INCORPORATION OF INCORPORATION OF PARK TOWERS, INC.

I HEREBY CERTIFY that the Amended and Restated Articles of Incorporation of Incorporation of Park Towers, Inc. which are attached to this Certificate were duly adopted by the membership of Park Towers, Inc. The original Articles of Incorporation of Park Towers, Inc. are recorded in Official Records Book 2142 pages 1239-1305 of the Public Records of Palm Beach County, Florida.

DATED this 4 day of February, 2024

WITNESSES:

PARK TOWERS, INC.

Jennifer Badaracco
Signature

JENNIFER BADARACCO

Print Name

1860 FOREST HILL BLVD #103 WEST PALM BCH, FL 33406

Address

Cynthia L King
Signature

Signature

Cynthia L King
Print Name

Print Name

1860 Forest Hill Blvd. #103

Address WPB FL 33406

STATE OF FLORIDA)

Notary Public

COUNTY OF PALM BEACH)

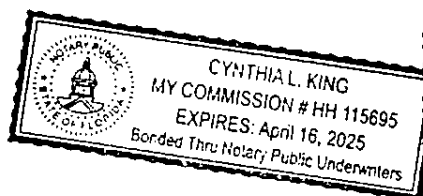
By: Victor Angiolino President

By: Erin Allen Secretary

The foregoing instrument was acknowledged before me by means of ✓ physical presence or online notarization, this 4th day of Feb, 2024, by Victor Angiolino President, of Park Towers, Inc., who is Personally Known ✓ or Produced Identification ✓

Type of Identification Produced Handwritten

NOTARY PUBLIC (SEAL)



Sign Cynthia L. King
Print Cynthia L. King
State of Florida
My Commission Expires

[illegible]

The foregoing instrument was acknowledged before me by means of ✓ physical presence or online notarization, this one day of Feb, 2024, by Erin Allen Secretary of Park Towers, Inc., who is Personally Known ✓ or Produced Identification .

Type of Identification Produced _____



NOTARY PUBLIC (SEAL)

Sign Eunice L. King
Print
State of Florida
My Commission Expires

EXHIBIT NO. 3
AMENDED ARTICLES OF INCORPORATION
OF
PARK TOWERS, INC.

FILED
2024 MAR -7 PM 2:43
SECRETARY OF STATE
FLORIDA

The undersigned by these Articles associate themselves for the purpose of forming a corporation not for profit under Chapter 617, Florida Statutes, and certify as follows:

ARTICLE I

NAME

The name of the corporation shall be PARK TOWERS, INC. For convenience the corporation shall be referred to in this instrument as the Association.

ARTICLE II

PURPOSE

2.1 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 the 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.

2.2 The purpose for which the Association is organized is to provide an entity pursuant to the Condominium Act, which is Chapter 718 Florida Statutes, as it has been and may be amended from time to time for the operation of Park Towers, Inc. - A Condominium located upon lands in Palm Beach County, Florida.

2.3 The Association shall make no distribution of income to its members, directors or officers.

ARTICLE III

POWERS

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

3.1 The Association shall have all of the common-law and statutory powers of a corporation not for profit not in conflict with the terms of these Articles.

3.2 The Association shall have all of the powers and duties set forth in the Condominium Act except as limited by these Articles and the Declaration of Condominium, and all of the powers

and duties reasonably necessary to operate the condominium pursuant to the Declaration and as it may be amended from time to time, including but not limited to the following:

a. To make and collect assessments and special assessments against members as apartment owners to defray the costs, expenses and losses of the condominium.

b. To use the proceeds of assessments in the exercise of its powers and duties.

c. The maintenance, repair, replacement and operation of the condominium property.

d. The purchase of insurance upon the condominium property and insurance for the protection of the Association and its members as apartment owners.

e. The reconstruction of improvements after casualty and the further improvement of the property.

f. To make and amend reasonable regulations respecting the use of the property in the condominium, including the Units, in the manner provided in the Bylaws and/or Declaration of the Association.

g. To approve or disapprove the transfer, mortgage and ownership of the apartments as may be provided by the Declaration of Condominium and the Bylaws.

h. To enforce by legal means the provisions of the Condominium Act, the Declaration of Condominium, these Articles, the Bylaws of the Association, and the Regulations for the use of the property in the condominium.

i. To contract for the management of the condominium and to delegate to such contractor all powers and duties of the Association except such as are specifically required by the Declaration of Condominium to have approval of the Board of Directors or the membership of the Association.

j. To authorize the Directors to enter into service, repair and maintenance contracts with regard to the improvements and facilities located on the premises.

k. To employ personnel to perform the services required for proper operation of the condominium.

l. To borrow funds as may be necessary for the operation of the Condominium and to carry out the Association's obligations.

3.3 All funds and the titles of all properties acquired by the Association and their proceeds shall be held in trust for the members in accordance with the provisions of the Declaration of Condominium, these Articles of Incorporation and the Bylaws.

3.4 The powers of the Association shall be subject to and shall be exercised in accordance with the provisions of the Declaration of Condominium and the Bylaws.

ARTICLE IV

MEMBERS

4.1 The members of the Association shall consist of all of the record owners of apartments in the condominium; and after termination of the condominium shall consist of those who are members at the time of such termination and their successors and assigns.

4.2 After receiving approval of the Association required by the Declaration of Condominium, change of membership in the Association shall be established by recording in the public records of Palm Beach County, Florida, a deed or other instrument establishing a record title to an apartment in the condominium and the delivery to the Association of a certified copy of such instrument thus becomes a member of the Association and the membership of the prior owner is terminated.

4.3 The share of a member in the fund and assets of the Association cannot be assigned, hypothecated or transferred in any manner except as an appurtenance to his apartment.

4.4 The owner of each apartment shall be entitled to one vote per Unit as a member of the Association. The exact number of votes to be cast by the owners of an apartment and the manner of exercising voting rights shall be determined by the Bylaws of the Association.

ARTICLE V

5.1 The affairs of the Association will be managed by a Board consisting of five (5) directors. The directors must be members of the Association.

5.2 Directors of the Association shall be elected at the annual meeting of the members in the manner determined by the Bylaws and/or the Condominium Act. Directors may be removed and vacancies on the Board of Directors shall be filled in the manner provided by the Bylaws and/or the Condominium Act.

5.3 The first election of the Directors shall not be held until after the Developer, C. N. HALL ENTERPRISES, INC., a corporation organized and existing under the laws of the State of Florida, or its successors or assigns, has closed the sales of all of the apartments of the

condominium, or until Developer, or its successors and assigns, elects to terminate its control of the condominium, or until after 24 months, whichever occurs first. The Directors named in these Articles shall serve until the first election of Directors and any vacancies in their number occurring before the first election shall be filled by the remaining Directors.

5.4 The names and addresses of the members of the first Board of Directors who shall hold office until their successors are elected and have qualified, or, until removed, are as follows:

C. N. Hall, 208 S. Lakeside Dr., Lake Worth, FL 33460

Carmela B. Hall, 208 S. Lakeside Dr., Lake Worth, FL 33460

ALBERT F. NEEB, 208 S. Lakeside Dr., Lake Worth, FL 33460

ARTICLE VI

OFFICERS

The affairs of the Association shall be administered by the officers designated in the Bylaws. The officers shall be elected by the Board of Directors at its first meeting following the annual meeting of the members of the Association and shall serve at the pleasure of the Board of Directors. The names and addresses of the first officers who shall serve until their successors are designated by the Board of Directors are as follows:

C. N. HALL, President, 208 S. Lakeside Dr., Lake Worth, FL 33460

CARMELA B. HALL, Secretary-Treasurer, 208 S. Lakeside Dr., Lake Worth, FL 33460

ALBERT F. NEEB, Vice President, 208 S. Lakeside Dr., Lake Worth, FL 33460

ARTICLE VII

INDEMNIFICATION

Every director and every officer of the Association shall be indemnified by the Association against all expenses and liabilities, including counsel fees, reasonably incurred by or imposed upon him in connection with any proceeding or any settlement of any proceeding to which he may be a party or in which he may become involved by reason of his being or having been a director or officer of the Association, whether or not he is a director or officer at the time such expenses are incurred, except when the director or officer is adjudged guilty of willful misfeasance or malfeasance in the performance of his duties; provided that in the event of a settlement the indemnification shall apply only when the Board of Directors approves such settlement and reimbursement as being for the best interest of the Association. The foregoing right of

indemnification shall be in addition to and not exclusive of all other rights to which such director or officer may be entitled.

ARTICLE VIII

BYLAWS

The Bylaws of the Association shall be adopted by the Board of Directors and may be altered, amended or rescinded in the manner provided by the Bylaws.

ARTICLE IX

AMENDMENTS

Amendments to the Articles of Incorporation shall be proposed and adopted in the following manner:

9.1 Notice of the subject matter of a proposed amendment shall be included in the notice of any meeting at which a proposed amendment is considered.

9.2 A resolution for the adoption of a proposed amendment may be proposed either by the Board of Directors or by the members of the Association. Directors and 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. Except as elsewhere provided, such approvals must be by not less than a majority 2/3 of the entire membership of the Board of Directors and by not less than majority 2/3 of the votes of the entire membership of the Association.

9.3 No amendment shall be made that is in conflict with the Condominium Act or the Declaration of Condominium.

9.4 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.

ARTICLE X

TERM

The term of the association shall be perpetual.

ARTICLE XI

SUBSCRIBERS

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

C. N. Hall, 208 S. Lakeside Dr., Lake Worth, FL

Carmela B. Hall, 208 S. Lakeside Dr., Lake Worth, FL

ALBERT F. NEEB, 208 S. Lakeside Dr., Lake Worth, FL

Adopted this 6th day of February, 2024 *EA*

By: [Signature] President
By: [Signature] Secretary

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

The foregoing was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 6th day of February, 2024, by Erin Allen and Victor Aguinaldo, as President and Secretary of Park Towers, Inc., respectively, freely and voluntarily under authority duly vested in them by said corporation and that the seal affixed thereto is the true corporate seal of said corporation. They are personally known to me or have produced IDA PL and _____ as identification and who did not take an oath. *EA*

NOTARY PUBLIC
State of Florida at Large
(SEAL)

My Commission Expires:

