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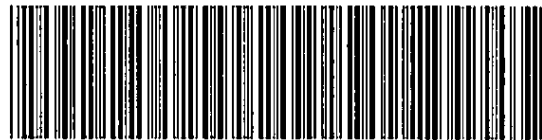
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D CUSHING

Mark D. Friedman, B.C.S.  
Shareholder  
Board Certified Attorney  
Condominium and Planned Development Law  
Phone: (561) 830-2868 Fax: (561) 832-8987  
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# Becker

Becker & Poliakoff  
625 N. Flagler Drive  
7th Floor  
West Palm Beach, Florida 33401

February 26, 2019

CORPORATE RECORDS BUREAU  
DIVISION OF CORPORATIONS  
Department of State  
P.O. Box 6327  
Tallahassee, FL 32314

FILED  
SECRETARY OF STATE  
DIVISION OF CORPORATIONS  
19 APR 24 PM 10:57

**RE: Windsor Q Condominium Association, Inc.**  
**Document No. 742462**

Dear Sir/Madam:

Enclosed herein please find an **original** and **one copy** of Amended and Restated Articles of Incorporation for Windsor Q Condominium Association, Inc., as well as a check in the amount of **\$35.00** to cover the cost of filing same and return of a stamped copy to my attention.

Thank you for your attention to this matter.

Sincerely,



**Mark D. Friedman**  
For the Firm

MDF/ebd  
Enclosures

Mark D. Friedman, B.C.S.  
Shareholder  
Board Certified Attorney  
Condominium and Planned Development Law  
Phone: (561) 832-2868 Fax: (561) 832-8987  
mfriedman@beckerlawyers.com

# Becker

Becker & Poliakoff  
625 N. Flagler Drive  
7th Floor  
West Palm Beach, Florida 33401

April 22, 2019

CORPORATE RECORDS BUREAU  
DIVISION OF CORPORATIONS  
Department of State  
P.O. Box 6327  
Tallahassee, FL 32301  
ATTENTION: Diane Cushing

**RE: Windsor Q Condominium Association, Inc.**  
**Document No. 742462**

Dear Ms. Cushing:

Pursuant to our recent telephone conversation, I am returning herein the **original** and **one copy** of Amended and Restated Articles of Incorporation for Windsor Q Condominium Association, Inc., as well as your transmittal letter. As we discussed, the Incorporators have not changed and Becker & Poliakoff, P.A. has been the registered agent for the Association since 2014.

Please file the enclosed Amended and Restated Articles of Incorporation and return a stamped copy to us.

Sincerely,

*Eileen Durrance*

**Eileen Durrance**  
Legal Assistant

/ebd  
Enclosures



FLORIDA DEPARTMENT OF STATE  
Division of Corporations

March 20, 2019

MARK D. FRIEDMAN, ESQUIRE  
625 N. FLAGLER DRIVE  
7TH FLOOR  
WEST PALM BEACH, FL 33401

SUBJECT: WINDSOR Q CONDOMINIUM ASSOCIATION, INC.  
Ref. Number: 742462

We have received your document and check(s) totaling \$35.00. However, the enclosed document has not been filed and is being returned to you for the following reason(s):

The incorporator(s) cannot be amended or changed. Please correct your document accordingly.

The document must contain written acceptance by the registered agent, (i.e. "I hereby am familiar with and accept the duties and responsibilities as Registered Agent.")

The registered agent must sign accepting the designation.

Please return your document, along with a copy of this letter, within 60 days or your filing will be considered abandoned.

If you have any questions concerning the filing of your document, please call (850) 245-6050.

Claretha Golden  
Regulatory Specialist II

Letter Number: 119A00005577

**AMENDED AND RESTATED  
ARTICLES OF INCORPORATION OF  
WINDSOR Q CONDOMINIUM ASSOCIATION, INC.**

FILED  
SECRETARY OF STATE  
DIVISION OF CORPORATIONS  
19 APR 26 AM 10:57

The undersigned officers of **Windsor Q Condominium Association, Inc.** do hereby certify that the following Amended and Restated Articles of Incorporation of said corporation are a true and correct copy of the Amended and Restated Articles of Incorporation, as amended pursuant to Article IX of the Articles of Incorporation, by the membership at a duly called and noticed meeting of the members held January 30, 2019, recessed to and reconvened on February 14, 2019. The Amended and Restated Articles of Incorporation were adopted by the members and the number of votes cast was sufficient for approval.

**SEE ATTACHED**

WITNESS my signature hereto this 27th day of 02, 2019, at West Palm Beach, Palm Beach County, Florida.

**WINDSOR Q CONDOMINIUM  
ASSOCIATION, INC.**

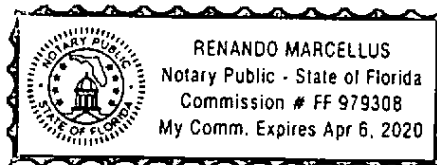
[Signature]  
Witness Karl Mason  
Charles Hatchette  
Witness C Hatchette

BY: [Signature] (SEAL)  
President  
ATTEST: Elizabeth A. Manion (SEAL)  
Secretary

STATE OF FLORIDA :  
COUNTY OF PALM BEACH :

The foregoing instrument was acknowledged before me this 27th day of 02, 2019, by RENANDO MARCELLUS and Elizabeth A. Manion, as President and Secretary, respectively, of Windsor Q Condominium Association, Inc., a Florida not-for-profit corporation, on behalf of the corporation. They are personally known to me, or have produced \_\_\_\_\_ identification and did take an oath. If no type of identification is indicated, the above-named persons are personally known to me.

[Signature] (Signature)  
RENANDO MARCELLUS (Print Name)  
Notary Public, State of Florida at Large



**AMENDED AND RESTATED  
ARTICLES OF INCORPORATION**

**WINDSOR Q CONDOMINIUM ASSOCIATION, INC.**

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**NOTE: This document is a substantial rewording of the Articles of Incorporation filed with the Florida Secretary of State on April 14, 1978.**

For historical reference only the original registered agent was Sarah R. Shuster and the original registered agent address was Windsor Q-398, Century Village, West Palm Beach, Florida.

The Incorporators, by these Articles, do so for the purpose of forming a not-for-profit corporation pursuant to the laws of the State of Florida (Chapter 617, Florida Statutes), and hereby adopt the following Articles of Incorporation:

**ARTICLE I**

**NAME**

The name of the Corporation shall be WINDSOR Q CONDOMINIUM ASSOCIATION, INC. For convenience, the Corporation shall be referred to in this instrument as the "Association" or the "Corporation," these Articles of Incorporation as the "Articles," and the By-Laws of the Association as the "By-Laws."

**ARTICLE II**

**PURPOSE**

The purpose for which the Association is organized is to provide an entity pursuant to the Florida Condominium Act, Chapter 718, Florida Statutes (the "Act"), as amended from time to time, for the operation of that certain condominium to be known as Windsor Q Condominium (the "Condominium").

**ARTICLE III**

**DEFINITIONS**

The terms used in these Articles shall have the same definitions and meaning as those set forth in the Declaration of Condominium ("Declaration") for the Condominium, and the By-laws of the Association, unless herein provided to the contrary, or unless the context otherwise requires.

## ARTICLE IV

### POWERS

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

4.1 General. The Association shall have all of the common law and statutory powers of a not-for-profit corporation under the laws of Florida that are not in conflict with the provisions of these Articles or of the Act.

4.2 Enumeration. The Association shall have all the powers and duties set forth in the Act (except as to variances in these Articles and the Declaration which are permitted by the Act), and all of the powers and duties reasonably necessary to operate the Condominium pursuant to its Declaration, and as they may be amended from time to time, including, but not limited to, the following:

A. To make and collect regular and Special Assessments and other charges against Members as Unit Owners, and to use the proceeds thereof in the exercise of its powers and duties.

B. To buy, own, operate, lease, sell and trade both real and personal property as may be necessary or convenient in the administration of the Condominium.

C. To maintain, repair, replace, reconstruct, add to, and operate the Condominium and other property acquired or leased by the Association for use by Unit Owners.

D. To purchase insurance upon the Condominium and insurance for the protection of the Association, its officers, directors, and Members as Unit Owners, and such other parties as the Association may determine in the best interest of the Association.

E. To make and amend reasonable rules and regulations for the maintenance, operation and use of the Condominium Property and for all other lawful purposes.

F. To screen prospective purchasers, tenants, and occupants and to approve or disapprove the transfer, mortgaging, ownership and possession of Units as may be provided by the Declaration, and to collect a transfer fee as provided for in the Act.

G. To enforce by legal means the provisions of the Act, the Declaration, these Articles, the By-laws, and the rules and regulations for the use of the Condominium.

H. To contract for the management of the Condominium, and to delegate to the party with whom such contract has been entered into all of the powers and

duties of the Association, except (1) those which require specific approval of the Board of Directors or the membership of the Association; (2) those which are incapable of being delegated as same may be contrary to the Declaration or the By-laws; (3) those which are contrary to the Statutes of the State of Florida; and (4) wherein a delegation is a power and duty which by its very nature is a decision or fiduciary responsibility to be made by the Board of Directors and is therefore not susceptible of delegation.

I. To employ personnel to perform the services required for proper operation of the Condominium.

J. To enter into agreements with other parties for easements or sharing arrangements or recreational facilities as the Board of Directors may deem in the best interests of the Condominium.

K. To borrow money on behalf of the Association, which must be approved by a majority of the entire Board, when required in connection with the operation, care, upkeep, alteration, and maintenance of the Common Elements.

4.3 Assets of the Association. All funds and the titles of all properties acquired by the Association and their proceeds shall be held for the benefit and use of the Members in accordance with the provisions of the Declaration, these Articles, and the By-Laws.

4.4 Limitation. The powers of the Association shall be subject to and shall be exercised in accordance with the provisions of the Declaration and the By-laws.

## **ARTICLE V**

### **MEMBERS**

5.1 Membership. Only natural persons may be Members of the Association. Except for trusts established for estate planning purposes, ownership by business entities, including, but not limited to, corporations, limited liability companies and partnerships is prohibited. The foregoing prohibition shall not apply to the Association, the Long Term Lessor, or to mortgagees acquiring title to Units through foreclosure or deed in lieu of foreclosure. The Members of the Association shall consist of all of the record Owners of Units in the Condominium; and, after termination of the Condominium, if same shall occur, the Members of the Association shall consist of those who are Members at the time of the termination, and their successors and assigns. Membership shall be established by the acquisition of ownership of fee title to, or fee interest in, a Condominium Parcel in the Condominium, whether by conveyance, devise, judicial decree, or otherwise subject to the provisions of the Declaration, and by the recordation amongst the Public Records of Palm Beach County, Florida, of the deed or other instrument establishing the acquisition and designating the parcel affected thereby, and by the delivery to the Association of a true copy of such deed or other instrument. The new Owner designated in such deed or other



instrument shall thereupon become a Member of the Association, and the membership of the prior owner as to the parcel designated shall be terminated.

5.2 Assignment. The share of a Member in the funds and assets of the Association, in its Common Elements and its Common Surplus, and membership in this Association, cannot be assigned, hypothecated or transferred in any manner except as an appurtenance to the Unit for which that share is held.

5.3 Voting. On all matters upon which the membership shall be entitled to vote, the vote for each Unit shall be as specified in the Declaration. Said votes shall be exercised or cast in the manner provided by the Declaration and By-Laws. Any person or entity owning more than one (1) Unit shall be entitled to the cumulative total of votes allocated to Units owned.

5.4 Meetings. The By-Laws shall provide for an annual meeting of Members, and may make provision for regular and special meetings of Members other than the annual meeting.

## **ARTICLE VI**

### **TERM OF EXISTENCE**

The Association shall have perpetual existence.

## **ARTICLE VII**

### **INCORPORATOR**

The name and address of the subscriber to these Articles of Incorporation is as follows:

Sarah R. Shuster	Windsor Q-398, Century Village West Palm Beach, Florida 33409
Harold Nadler	Windsor Q-396, Century Village West Palm Beach, Florida 33409
Martin Schuftan	Windsor Q-376, Century Village West Palm Beach, Florida 33409

## **ARTICLE VIII**

### **OFFICERS**

The affairs of the Association shall be administered by the officers designated in the By-Laws. The officers shall be elected by the Board of Directors of the Association 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 By-Laws may provide for the removal from office of officers, for filling vacancies, and for the duties of the officers.

## **ARTICLE IX**

### **DIRECTORS**

9.1 Number and Qualification. The property, business and affairs of the Association shall be managed by a board consisting of the number of directors required in the By-Laws. All directors must be Members of the Association.

9.2 Duties and Powers. All of the duties and powers of the Association existing under the Act, Chapter 617, Florida Statutes, the Declaration, these Articles and the By-laws shall be exercised exclusively by the Board of Directors, its agents, contractors or employees, subject only to approval by Unit Owners when that is specifically required.

9.3 Election; Removal. Directors of the Association shall be elected at the annual meeting of the members in the manner determined by the By-laws. Directors may be removed and vacancies on the Board of Directors shall be filled in the manner provided by the By-Laws.

## **ARTICLE X**

### **INDEMNIFICATION**

10.1 Indemnity. To the fullest extent permitted by Florida law:

(A) The Association shall indemnify any person who is or was a party to any proceeding by reason of the fact that he or she is or was a Director, officer, committee member or employee of the Association against liability incurred in connection with such proceeding.

(B) The Association shall indemnify any person who is a party to any proceeding brought by or in the right of the corporation, by reason of the fact that he or she is or was a Director, officer, committee member or employee of the Association against liability incurred in connection with such proceeding.

(C) The foregoing indemnity shall include, without limitation, costs and attorney's fees incurred and amounts paid in settlement not exceeding, in the judgment of the Board of Directors, the actual and reasonable expenses incurred in connection with the defense or settlement of such proceeding, including appeal thereof.

10.2 Limitations. The foregoing indemnity obligations shall be subject to such limitations and restrictions as are now or hereafter set forth in the applicable statutes.

10.3 Included. The indemnification provided for herein shall include any threatened, pending or contemplated action, suit or proceeding, whether civil, criminal, administrative or investigative, whether formal or informal, any appeal in any such action, suit or proceeding, and any inquiry or investigation that might lead to such an action, suit or proceeding.

10.4 Recovery of Expenses. Expenses incurred by any person entitled to indemnification hereby shall be paid in advance of the final disposition of the proceeding upon receipt of any undertaking acceptable to the Association, by or on behalf of such person to repay such amount if he or she is ultimately found not to be entitled to indemnification pursuant to law.

10.5 Non-exclusive. The indemnification and advancement of expenses provided pursuant to this section are not exclusive, and, to the extent permitted by law, the Association may make any other or further indemnification or advancement of expenses if approved by a majority of the disinterested Directors or vote of the Members, or as permitted under any By-Law or agreement, to the extent permitted by law.

10.6 Application for Indemnity. Nothing herein is intended to restrict a party's authority, as provided by law, to apply for indemnification or advancement of expenses, or both, to the court conducting the proceeding, to the circuit court, or to another court of competent jurisdiction.

## **ARTICLE XI**

### **AMENDMENTS**

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

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

11.2 Adoption. A resolution for the adoption of a proposed amendment may be proposed either by a majority of the Board of Directors or by not less than fifty percent (50%) of the Members of the Association. A proposed amendment must be approved by

not less than a majority of the participating Voting Interests, present and voting, in person, by proxy, or by any other lawful means, at a meeting at which a quorum is present or by written agreement provided a quorum participates in the vote by written agreement.

11.3 Limitation. No amendment shall make any changes in the qualifications for membership nor in the voting rights or property rights of Members.

11.4 Recording. A copy of each amendment shall be filed with and certified by the Secretary of State pursuant to the provisions of the applicable Florida Statutes, and a copy shall be recorded in the Public Records of Palm Beach County, Florida.

11.5 Scrivener's Errors. The Board of Directors may correct and record corrections to scrivener's errors in these Articles of Incorporation without the necessity of Unit Owner approval.

## **ARTICLE XII**

### **ADDRESS**

The principal place of business of the Corporation shall be located at 378 Windsor Q, West Palm Beach, Florida 33417, but the Corporation may maintain offices and transact business in such other places within or without the State of Florida as may from time to time be designated by the Board of Directors.

## **ARTICLE XIII**

### **INITIAL REGISTERED OFFICE ADDRESS AND NAME OF REGISTERED AGENT**

The registered agent of this Corporation shall be Becker & Poliakoff, P.A., 625 North Flagler Drive, 7<sup>th</sup> Floor, West Palm Beach, Florida 33401.