

744439

(Requestor's Name)

(Address)

(Address)

(City/State/Zip/Phone #)

☐ PICK-UP

☐ WAIT

☐ MAIL

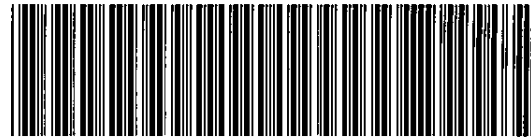
(Business Entity Name)

(Document Number)

Certified Copies \_\_\_\_\_ Certificates of Status \_\_\_\_\_

Special Instructions to Filing Officer:

Office Use Only



700184959147

09/07/10--01027--026 \*\*43.75

FILED

10 SEP -7 PM 1:55

SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

*Amint  
# CC a/a cr*



Bank of America Center  
625 N. Flagler Drive, 7th Floor  
West Palm Beach, Florida 33401  
Phone: (561) 655-5444 Fax: (561) 832-8987  
US Toll Free: (800) 462-7783

ADMINISTRATIVE OFFICE  
3111 STIRLING ROAD  
FORT LAUDERDALE, FL 33312  
954-987-7550

WWW.BECKER-POLIAKOFF.COM  
BP@BECKER-POLIAKOFF.COM

August 31, 2010

Reply To:  
West Palm Beach  
Kenneth S. Direktor, Esq.  
Direct dial: (561) 820-2880  
kdirektor@becker-poliakoff.com

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

RE: The Greathouse Condominium Association, Inc.

Dear Sir/Madam:

Enclosed herein please find an **original** and **one copy** of a Certificate of Amendment to the Articles of Incorporation of **The Greathouse Condominium Association, Inc.**, as well as a check in the amount of **\$43.75** to cover the cost of filing same and return of a stamped copy to my attention.

Thank you for your attention to this matter.

Very truly yours,

**KENNETH S. DIREKTOR**  
For the Firm

KSD/ebd  
Enclosures

ACTIVE: 3078845\_1

FLORIDA OFFICES  
BOCA RATON  
FORT MYERS  
FORT WALTON BEACH  
HOLLYWOOD  
HOMESTEAD  
MELBOURNE •  
MIAMI  
NAPLES  
ORLANDO  
PORT ST. LUCIE  
SARASOTA  
TALLAHASSEE  
TAMPA BAY  
WEST PALM BEACH

U.S. & GLOBAL OFFICES  
NASSAU  
NEW YORK CITY  
PARIS •  
PRAGUE  
TEL AVIV •

\* by appointment only

**ARTICLES OF AMENDMENT TO THE  
ARTICLES OF INCORPORATION OF  
THE GREATHOUSE CONDOMINIUM ASSOCIATION, INC.**

The undersigned officers of **The Greathouse Condominium Association, 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 IX thereof, by the membership at a duly called and noticed meeting of the members held April 27, 2010, and recessed to and reconvened on May 25, 2010. The amendments were adopted by the members and the number of votes cast for the amendments was sufficient for approval.

**AMENDMENTS TO THE  
ARTICLES OF INCORPORATION FOR  
THE GREATHOUSE CONDOMINIUM ASSOCIATION, INC.**

(Additions shown by "underlining",  
deletions shown by "~~strikeout~~")

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

**ARTICLE I  
NAME**

The name of the corporation shall be THE GREATHOUSE CONDOMINIUM ASSOCIATION, INC. For convenience, the corporation shall be referred to in this instrument as the Corporation.

**ARTICLE II  
PURPOSE**

The purpose for which this Corporation is organized is to provide an entity pursuant to the Condominium Act, Florida Statutes, Chapter 718, as amended, for the operation of a condominium to be known as THE GREATHOUSE, which condominium is located in Lost Tree Village, an unincorporated community within Palm Beach County, Florida.

**ARTICLE III  
POWERS**

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

A. The Corporation 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.

B. The Corporation 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 its Exhibits, and all of the powers and duties reasonably necessary to operate the Condominium pursuant to the Declaration as it may be amended from time to time, including but not limited to the following:

1. To make and collect assessments against members as apartment owners to defray the costs, expenses and losses of the Condominium.
2. To use the proceeds of assessments in the exercise of its powers and duties.

FILED  
10 SEP - 7 11:55  
SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

3. The maintenance, repair, replacement and operation of the Condominium property.

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

5. The reconstruction of improvements after casualty and further improvements of the property.

6. To make and amend reasonable regulations respecting the use of the units, common elements and any other portion of the Condominium property.

7. To approve or disapprove the transfer, mortgage, ownership and lease of apartments as may be provided by the Declaration of Condominium and the By-Laws.

8. To enforce by legal means the provisions of the Condominium Act, the Declaration of Condominium, these Articles, the By-Laws of the Association, and the Regulations for the use of the property in the Condominium.

9. To contract for the management of the Condominium.

10. To contract for the management or operation of portions of the common elements susceptible to separate management or operation, and to lease such portions.

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

12. To borrow money for maintenance and repair or reconstruction after casualty.

C. The Corporation shall not have the power to purchase an apartment of the Condominium except at sales in foreclosure of liens for assessments for common expenses, at which sales the Corporation shall bid no more than the amount secured by its lien. This provision shall not be changed without unanimous approval of the members and the joinder of all record owners of mortgages upon the Condominium.

D. All funds and the titles of all properties acquired by the Corporation and their proceeds shall be held in trust for the members in accordance with the provisions of the Declaration of Condominium, the Articles of Incorporation, and the By-Laws.

E. The powers of the Corporation shall be subject to and shall be exercised in accordance with the provisions of the Declaration of Condominium and the By-Laws.

#### ARTICLE IV MEMBERS

A. MEMBERS. The members of the Corporation shall consist of only those persons who have been approved for membership in the Lost Tree Village Property Owners Association and who are 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, their successors, assigns and/or Trustees.

B. After receiving approval of the Lost Tree Village Property Owners Association required by the Declaration of Condominium, a change of membership in the Corporation shall be established by recording in the public records of Palm Beach County, Florida, a deed or other instrument of like style and form, as attached to the Declaration of Condominium, and made a part thereof, as Exhibit 10, and the delivery to the Corporation of a copy of such instrument. The owners designated by such instrument thus become members of the Corporation, and the membership of the prior owner is terminated.

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

D. The owner of an apartment shall be entitled to one (1) vote per apartment.

## ARTICLE V GOVERNORS

A. The affairs of the Corporation will be managed by a Board consisting of five (5) Governors. Governors must be members of the Corporation or spouses of members of the Corporation.

B. Governors of the Corporation shall be elected at the annual meeting of the members, in the manner determined by the By-Laws. Governors may be removed and vacancies on the Board of Governors shall be filled in the manner provided by the By-Laws.

~~C. The first election of Governors shall not be held until the Developer has completed the contemplated improvements as provided in the Declaration of Condominium. After the Developer has completed the contemplated improvements, the Board of Governors shall be elected as follows:~~

~~(1) When unit owners other than the developer own 15 per cent or more of the units in a condominium that will be operated ultimately by a corporation, the unit owners other than the developer shall be entitled to elect no less than one-third of the members of the Board of Governors of the Corporation.~~

~~(2) Unit owners other than the developer are entitled to elect not less than a majority of the members of the Board of Governors of the Corporation:~~

~~(a) Three years after 50 per cent of the units that will be operated ultimately by the Corporation have been conveyed to purchasers;~~

~~(b) Three months after 90 per cent of the units that will be operated ultimately by the Corporation have been conveyed to purchasers;~~

~~(c) When all the units that will be operated ultimately by the Corporation have been completed, some of them have been conveyed to purchasers, and none of the others are being offered for sale by the developer in the ordinary course of business; or~~

~~(d) When some of the units have been conveyed to purchasers and none of the others are being constructed or offered for sale by the developer in the ordinary course of business, whichever occurs first.~~

~~(3) The developer is entitled to elect at least one member of the Board of Governors of the Corporation as long as the developer holds for sale in the ordinary course of business at least 5 per cent of the condominiums operated by the Corporation.~~

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

~~James P. Brown~~ ~~2352 PGA Boulevard~~  
~~Palm Beach Gardens, FL 33403~~

~~Jean Moore~~ ~~2352 PGA Boulevard~~  
~~Palm Beach Gardens, FL 33403~~

~~Lynda Ricker~~ ~~2352 PGA Boulevard~~  
~~Palm Beach Gardens, FL 33403~~

#### ARTICLE VI OFFICERS

The affairs of the Association shall be administered by the officers designated by the By-Laws. The officers shall be elected by the Board of Governors at its first meeting following the annual meeting of the members of the Corporation and shall serve at the pleasure of the Board of Governors. ~~The names of the officers who shall serve until their successors are designated by the Board of Governors are as follows:~~

~~James P. Brown~~ ~~President~~  
~~Jean Moore~~ ~~Secretary~~ ~~Treasurer~~

#### ARTICLE VII INDEMNIFICATION

Every Governor and every officer of the Corporation shall be indemnified by the Corporation against all expenses and liabilities, including attorneys' 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 Governor or officer of the Corporation, whether or not he is a Governor or officer at the time such expenses are incurred, except when the Governor 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 Governors approves such settlement and reimbursement as being for the best interests of the Corporation. The foregoing right of indemnification shall be in addition to and not exclusive of all other rights to which such Governors or officer may be entitled.

#### ARTICLE VIII BY-LAWS

The first By-Laws of the Corporation shall be adopted by the Board of Governors and may be altered, amended or rescinded in the manner provided by the By-Laws.

#### ARTICLE IX AMENDMENTS

Amendments to the Articles of Incorporation may be proposed by any member of the Board of Governors and adopted by a majority vote of the members of the Corporation.

#### ARTICLE X SUBSCRIBERS

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

Phillip C. Asher 2881 E. Oakland Park Blvd., Suite 300  
Fort Lauderdale, FL 33306

Sandra E. Tillman 2881 E. Oakland Park Blvd., Suite 300  
Fort Lauderdale, FL 33306

Sunny G. Bowe 2881 E. Oakland Park Blvd., Suite 300  
Fort Lauderdale, FL 33306

ARTICLE XI  
ADDRESS

The initial registered office of this Corporation in the State of Florida is:

~~2881 E. Oakland Park Blvd., Suite 300  
Fort Lauderdale, FL 33306~~

1200 U.S. Highway One, Suite E  
North Palm Beach, FL 33408

The registered office may be changed by the Board of Governors by majority vote at any time.

ARTICLE XII  
REGISTERED AGENT

The initial registered agent is ~~Phillip C. Asher~~ OPC Management, Inc. and his its address is:


~~2881 E. Oakland Park Blvd., Suite 300  
Fort Lauderdale, FL 33306~~

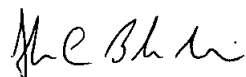
1200 U.S. Highway One, Suite E  
North Palm Beach, FL 33408

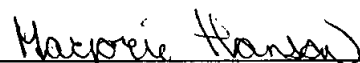
\* \* \* \* \*

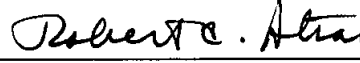
WITNESS my signature hereto this 27<sup>TH</sup> day of AUGUST, 2010, at North Palm Beach, Palm Beach County, Florida.

THE GREATHOUSE CONDOMINIUM  
ASSOCIATION, INC.

  
\_\_\_\_\_  
Witness

BY:  (SEAL)  
\_\_\_\_\_  
President

  
\_\_\_\_\_  
Witness

ATTEST:  (SEAL)  
\_\_\_\_\_  
Secretary

[Notary page to follow]

STATE OF FLORIDA :  
COUNTY OF PALM BEACH :

The foregoing instrument was acknowledged before me this 27<sup>TH</sup> day of AUGUST 2010, by JOHN BLUNDIN and ROBERT STRAIN, as PRESIDENT and SECRETARY, respectively, of The Greathouse 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.

Billie Intagliata (Signature)  
BILLIE INTAGLIATA (Print Name)  
Notary Public, State of Florida at Large

ACTIVE: 2991667\_1

