

752324

(Requestor's Name)

(Address)

(Address)

(City/State/Zip/Phone #)

☐ PICK-UP

☐ WAIT

☐ MAIL

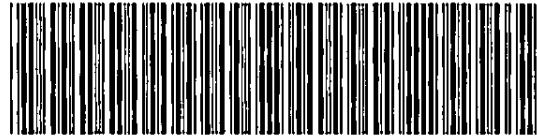
(Business Entity Name)

(Document Number)

Certified Copies _____ Certificates of Status _____

Special Instructions to Filing Officer:

Office Use Only



400298971684

400298971684
05/31/17--01029--007 **43.75

Handwritten signature: J. M. ...
Handwritten signature: ...
Handwritten text: NP

JUL 25 2017

D CONNELL

STEVEN D. RUBIN
ATTORNEY AT LAW
SUITE 301
200 WEST PALMETTO PARK ROAD
BOCA RATON, FLORIDA 33432

BOARD CERTIFIED REAL ESTATE LAWYER
FLA. S. CT. CERTIFIED CIRCUIT MEDIATOR

TELEPHONE (561) 391-7992
FAX (561) 869-1701
steven@rubinlawflorida.com
www.rubinlawflorida.com

July 19, 2017

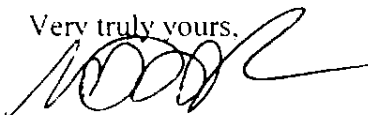
Florida Department of State
Division of Corporations
P.O. Box 6327
Tallahassee, FL 32314

Re Townhouse Villas Sobre Del Mar Property Owners Association, Inc.
Ref. Number 752324

Enclosed herein please find a copy of your letter dated June 28, 2017, together with the legible Amended and Restated Articles of Incorporation, Statement of Change of Registered Officer or Registered Agent or both for Corporation and check number 1589 in the amount of \$35.00 for filing same.

Thank you.

Very truly yours,



Steven D. Rubin
SDR/dam
enclosures

STEVEN D. RUBIN
ATTORNEY AT LAW
SUITE 301
200 WEST PALMETTO PARK ROAD
BOCA RATON, FLORIDA 33432

BOARD CERTIFIED REAL ESTATE LAWYER
FLA. S. CT. CERTIFIED CIRCUIT MEDIATOR

TELEPHONE (561) 391-7992
FAX (561) 869-1701
steven@rubinlawflorida.com
www.rubinlawflorida.com

June 19, 2017

Florida Department of State
Division of Corporations
PO Box 6327
Tallahassee, FL 32314

Re: Townhouse Villas Sobre Del Mar Property Owner's Association
Re Number: 752324

Greetings:

Enclosed herein please find The Certificate of Amended and Restated Articles with attachment,
together with a copy of your letter.

Thank you.

Very truly yours,



Steven D. Rubin
SDR/dam
enclosures

1331733
IN 23 JUN 19 11:57

RECEIVED
JUN 19 2017

JUN 19 2017 11:57

STEVEN D. RUBIN
ATTORNEY AT LAW
SUITE 301
200 WEST PALMETTO PARK ROAD
BOCA RATON, FLORIDA 33432

BOARD CERTIFIED REAL ESTATE LAWYER
FLA. S. CT. CERTIFIED CIRCUIT MEDIATOR

TELEPHONE (561) 391-7992
FAX (561) 869-1701
steven@rubinlawflorida.com
www.rubinlawflorida.com

May 26, 2017

Florida Division of Corporations
Clifton Building
2661 Executive Center Circle
Tallahassee, FL 32301

Re: Town House Villas Sobre Del Mar Property Owner's Association, Inc.

Greetings:

Enclosed please find the Certificate of Amendment and Restated Articles of Incorporation of Town House Villas Sobre Del Mar Property Owner's Association together with check number 3699 made payable to Florida Dept. of State, in the amount of \$43.75, for the cost of filing and a certified copy of same. I have enclosed a self addressed stamped envelope for mailing.

Should you have any questions, please do not hesitate to contact this office.

Very truly yours,



Steven D. Rubin
SDR/dam
enclosures



FLORIDA DEPARTMENT OF STATE
Division of Corporations

June 28, 2017

STEVEN D. RUBIN
ATTORNEY AT LAW
200 WEST PALMETTO PARK ROAD, SUITE 301
BOCA RATON, FL 33432

SUBJECT: TOWNHOUSE VILLAS SOBRE DEL MAR PROPERTY OWNERS
ASSOCIATION, INC.
Ref. Number: 752324

We have received your document and check(s) totaling \$43.75. However, the enclosed document has not been filed and is being returned to you for the following reason(s):

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 for said corporation/limited liability company"); and the registered agent's signature.

ON PAGE 3 OF 6 OF THE AMENDED AND RESTATED ARTICLES OF INCORPORATION, ARTICLE VIII, SECTION 2. IS NOT LEGIBLE ON THE LAST LINE OF THAT PARAGRAPH.

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.

Darlene Connell
Regulatory Specialist II Supervisor

Letter Number: 517A00013103

RECEIVED

17 JUL 24



FLORIDA DEPARTMENT OF STATE
Division of Corporations

June 9, 2017

STEVEN D. RUBIN
ATTORNEY AT LAW
200 WEST PALMETTO PARK ROAD, SUITE 301
BOCA RATON, FL 33432

SUBJECT: TOWNHOUSE VILLAS SOBRE DEL MAR PROPERTY OWNERS
ASSOCIATION, INC.
Ref. Number: 752324

We have received your document for TOWNHOUSE VILLAS SOBRE DEL MAR
PROPERTY OWNERS ASSOCIATION, INC. and your check(s) totaling \$43.75.
However, the enclosed document has not been filed and is being returned for the
following correction(s):

The Certificate of Amended and Restated Articles state that the Amended and
Restated Articles are attached but all that is attached is the signature pages.

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.

Diane Cushing
Senior Section Administrator

Letter Number: 317A00011770

RECEIVED
JUN 11 2017
STATE
CORPORATIONS
DIVISION

This Instrument Prepared by and Return to:
STEVEN D. RUBIN, ESQ.
200 West Palmetto Park Rd., Suite 301
Boca Raton, FL 33432

**CERTIFICATE OF AMENDED AND RESTATED ARTICLES
OF INCORPORATION OF TOWN HOUSE VILLAS SOBRE
DEL MAR PROPERTY OWNER'S ASSOCIATION, INC.**

The undersigned, President and Secretary of Town House Villas Sobre Del Mar Property Owner's Association, Inc., a Florida corporation, hereby file these Restated Articles of Incorporation. The undersigned President and Secretary state:

1. The original Articles of Incorporation of Town House Villas Sobre Del Mar Property Owner's Association, Inc., were filed with the Department of State, State of Florida, on May 5, 1980 under Document Number 752324.

2. A true and correct copy of the Amended and Restated Articles of Incorporation of Townhouse Villas Sobre Del Mar Property Owner's Association, Inc., attached hereto and made a part hereof as Exhibit "1".

3. Pursuant to the original Articles of Incorporation, the Board of Director's, by a majority vote, have the authority to approve the Amended and Restated Articles of Incorporation, without a vote of the Members. The Board of Director's adopting a Resolution approving the Amended and Restated Articles of Incorporation of Townhouse Villas Sobre Del Mar Property Owner's Association, Inc., on August 10, 2016. In addition, all five members of the Corporation consented to the adoption of the Amended and Restated Articles of Incorporation of Townhouse Villas Sobre Del Mar Property Owner's Association, Inc., on August 15, 2016.

The undersigned, being President and Secretary of Townhouse Villas Sobre Del Mar Property Owner's Association, Inc., certify that the foregoing constitutes the Amended and Restated Articles of Incorporation of Townhouse Villas Sobre Del Mar Property Owner's Association, Inc., and under penalties of perjury, the facts herein are true.

Exhibit "1"

AMENDED AND RESTATED ARTICLES OF INCORPORATION
of
TOWNHOUSE VILLAS SOBRE DEL MAR PROPERTY OWNERS ASSOCIATION, INC.

The undersigned subscribers, desiring to form a corporation not-for-profit under Chapter 617, Florida Statutes, as amended, hereby adopt the following Amended and Restated Articles of Incorporation:

ARTICLE I

The name of the corporation shall be TOWNHOUSE VILLAS SOBRE DEL MAR PROPERTY OWNERS ASSOCIATION, INC., which is hereinafter referred to as the "Association".

ARTICLE II

Section 1. Purpose. The purpose of the Association is to provide for maintenance, preservation and architectural control of the real property described in the Amended and Restated Declaration of Restrictions For Town House Villas Sobre Del Mar (Declaration") and any additions thereto, and to promote the health, safety and welfare of the residents within the Properties. The Association is not organized for profit and no part of the net earnings, if any, shall inure to the benefit of any member or individual person, firm or corporation.

Section 2. Powers. The Association shall have the power to:

(a) Exercise all of the powers and privileges and to perform all of the duties and obligations of the Association as set forth in the Declaration and as the same may be amended from time to time as therein provided, and the definitions contained in the Declaration are incorporated by reference herein;

(b) Fix, levy, collect and enforce payment by any lawful means, all charges or assessments pursuant to the terms of the Declaration; to pay all expenses in connection therewith and all office and other expenses incident to the conduct of the business of the Association, including all licenses, taxes or governmental charges levied or imposed against the property of the Association and the Property operated and administered by the Association, if applicable; and

(c) To have and to exercise all of the common law and statutory powers of a corporation not for profit which are not in conflict with the terms of these Articles and the Declaration.

ARTICLES III
MEMBERS

Every person or entity, who is a record owner of a fee or undivided fee interest in any Lot, or Unit, as those terms are defined in the Declaration, shall be a member of the Association. The

foregoing is not intended to include the persons or entities who hold an interest merely as security for the performances of an obligation. Membership shall be appurtenant to and may not be separated from ownership of any such property.

ARTICLE IV VOTING RIGHTS

Each Member shall have the following voting rights.

(a) Owners of Residential Lots shall be entitled to one vote for each Lot owned. There are a total of five (5) Lots.

(b) When any Lot entitling the Owner to membership as a member of the Association is owner of record in the name of two or more persons or entities, whether fiduciaries, joint tenants, tenants in common, tenants in partnership or any other manner of joint or common ownership, or if two or more persons or entities have the same fiduciary relationship respecting the same property, the votes for such property shall be exercised as they among themselves determine, but in no event shall more than one vote be cast with respect to any property.

ARTICLE V MEETING OF MEMBERS

The By-Laws of the Association shall provide for an Annual meeting of the members, and may make provision for regular and special meetings of members other than the Annual meeting. A quorum for the transaction of business at any meeting of the members shall exist if four (4) of the total number of members in good standing shall be present at the meeting, in person or by proxy.

ARTICLE VI CORPORATE EXISTENCE

The corporation shall have perpetual existence.

ARTICLE VII

Section 1. Management by Directors. The Property, business, and affairs of the Association shall be managed by a Board of Directors, which shall consist of five (5) Directors who shall be elected as provided in the Bylaws of the Association. The By-Laws of the Association shall provide for meetings of Directors, including an Annual meeting.

Section 2. Board of Directors. The names and addresses of the existing Board of Directors of the Association, who shall hold office until the 2017 Annual Meeting, provided qualified successors are duly elected and have taken office, shall be as follows:

Steve Midlarsky	628 SE 5th Street, Unit 2, Delray Beach, FL 33483
George Potter	628 SE 5th Street, Unit 4, Delray Beach, FL 33483
Mary O'Malley	628 SE 5th Street, Unit 5, Delray Beach, Florida 33483
Phyllis Graham	628 SE 5th Street, Unit 1, Delray Beach, FL 33483
Lisa Johnson	628 SE 5th Street, Unit 3, Delray Beach, FL 33483

Section 3. Election of Members of the Board of Directors. Except for the existing Board of Directors identified in Section 2 of this Article, Directors shall be nominated by the owners of the Association at the Annual meeting of the membership as provided herein and by the By-Laws of the Association, and the By-Laws may provide for the method of removal from office of Directors.

Section 4. Duration of Office. Members elected to the Board of Directors shall hold office for one year and until their successor is elected, or earlier if they resign or are removed.

Section 5. Vacancies. If a Director shall for any reason cease to be a Director the remaining Directors may appoint the successor to fill the vacancy for the balance of the unexpired term.

ARTICLE VIII

Section 1. Officers Provided For. The Association shall have a President, a Vice President, a Secretary, a Treasurer, a Vice Treasurer and such other officers as the Board of Directors may from time to time elect.

Section 2. Election and Appointment of Officers. The officers of the Association, in accordance with any applicable provisions of the By-Laws, shall be elected by the Board of Directors for terms of one year and until qualified successors are duly elected and have taken office. The By-Laws may provide for the method of voting in the election, for the removal from office of officers, for filling vacancies, and for the duties of the officers. All Officers shall be a Director of the Association. If the office of President and Vice President shall become vacant for any reason, or if the President shall be unable or unavailable to act, any Vice President shall automatically succeed to the office or perform its duties and exercise its powers. If any office other than that of the President shall become vacant for any reason, the Board of Directors may elect or appoint an individual to fill such vacancy.

Section 3. Existing Officers. The names and addresses of the existing Officers of the Association, who shall hold office until the Annual meeting of Directors in 2017 and until successors are duly elected and have taken office, shall be as follows:

<u>Office</u>	<u>Name</u>	<u>Address</u>
President	Steve Midlarsky	628 SE 5th Street, Unit 2 Delray Beach, FL 33483
Vice President	George Potter	628 SE 5th Street, Unit 4

Secretary	Phyllis Graham	Delray Beach, FL 33483 628 SE 5th Street, Unit 1
Treasurer	Mary O'Malley	Delray Beach, FL 33483 628 SE 5th Street, Unit 5
Vice Treasurer	Lisa Johnson	Delray Beach, FL 33483 628 SE 5th Street, Unit 5 Delray Beach, FL 33483

ARTICLE IX BY-LAWS

The Board of Directors shall adopt By-Laws consistent with these Articles of Incorporation. Such By-Laws may be altered, amended or repealed in the manner set forth in the By-Laws.

ARTICLE X AMENDMENTS

Amendments to these Articles of Incorporation may be made in the same manner as amendments to the Declaration.

ARTICLE XI SUBSCRIBERS

The names and addresses of the subscribers to these Articles of Incorporation were stated in the original Articles of Incorporation.

ARTICLE XII REGISTERED AGENT

The name and address of the appointed Registered Agent of the Corporation is:

Lisa Johnson 628 SE 5th Street, Unit 2 Delray Beach, FL 33483

ARTICLE XIII

This Corporation shall be dissolved and its affairs wound up by the unanimous vote of the Corporation's voting membership, or as provided by law.

In the event of dissolution, property of the Corporation shall be distributed as provided by law.

The undersigned President of this Corporation, based upon approval of these Articles by the requisite percentage of the members of the Corporation, has executed these Articles of Incorporation, this 10 day of August 2016.

TOWN HOUSE VILLAS SOBRE DEL MAR
PROPERTY OWNERS ASSOCIATION, INC.,
a Florida not for profit corporation.

Carmen Chea

Witness

CARMEN CHEA

Print name of Witness

[Signature]

Witness

Teresita Martin

Print name of Witness

By: [Signature]
President

STATE OF FLORIDA
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me this 4 day of April 2016 by [Signature] President of Town House Villas Sobre Del Mar Property Owners Association, Inc., who personally appeared before me and (please check one)

☒ is (are) personally known to me OR

☐ has (have) produced _____ as
identification and he/she/they

(please check one)

☐ did take an oath

☒ did not take an oath.

My Commission Expires:



Carolina Saldana
Commission # PF059664
Expires: Oct. 03, 2017
WWW.AARONNOTARY.com

[Signature]
Notary Public

[Signature]

Witness

KENNY WITCHMAN

Print name of Witness

[Signature]

YANIS ABDON

Witness

Print name of Witness

Attest: [Signature]
Secretary (Corp. Seal)

The undersigned President of this Corporation, based upon approval of these Articles by the requisite percentage of the members of the Corporation, has executed these Articles of Incorporation, this 10 day of August 2016.

TOWN HOUSE VILLAS SOBRE DEL MAR
PROPERTY OWNERS ASSOCIATION, INC.,
a Florida not for profit corporation.

Carmen Chea

Witness

CARMEN CHEA

Print name of Witness

[Signature]

Witness

Tereza Master

Print name of Witness

By: [Signature]

President

STATE OF FLORIDA
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me this 4 day of April 2016 by [Signature] President of Town House Villas Sobre Del Mar Property Owners Association, Inc., who personally appeared before me and (please check one)

☒ is (are) personally known to me OR

☐ has (have) produced _____ as identification and he/she/they

(please check one)

☐ did take an oath

☒ did not take an oath.

My Commission Expires:



Carolina Saldana
Commission # FF059664
Expires: Oct. 03, 2017
www.AARONNOTARY.com

[Signature]
Notary Public

Witness

KENNY WITCHMAN

Print name of Witness

[Signature]

YARLO HOUNDO

Witness

Print name of Witness

Attest: [Signature]

Secretary (Corp. Seal)

STATE OF FLORIDA
COUNTY OF PALM BEACH

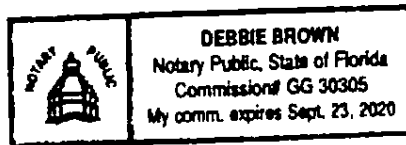
The foregoing instrument was acknowledged before me this 5th day of April
2016 by Phillis Secretary of Town House Villas Sobre Del Mar Property Owners
Association, Inc., who personally appeared before me and
(please check one)

☐ is (are) personally known to me OR
☒ has (have) produced DL as
identification and he/she/they

(please check one)

☐ did take an oath
☒ did not take an oath.

My Commission Expires: 09/23/2020 Notary Public



*I hereby accept the appointment as registered agent and agree to act in this capacity.
I further agree to comply with the provisions of all statutes relative to the proper and complete
performance of my duties, and I am familiar with and accept the obligation of my position as registered
agent. Or, if this document is being filed merely to reflect a change in the registered office address, I
hereby confirm that the corporation has been notified in writing of this change.*

Don A. Johnson
Signature of Registered Agent

7/11/17
Date

If signing on behalf of an entity:

List A Johnson
Typed or Printed Name

Executed by the undersigned at _____, Palm Beach County, Florida
on this _____ day of _____, 2017

Townhouse Villas Sobre Del Mar Property
Owner's Association, Inc.

Witness

Sid Midlarsky, President

Print Name of Witness

Witness

Print Name of Witness

Townhouse Villas Sobre Del Mar Property
Owner's Association, Inc.

Witness

Phyllis Graham, Secretary

OSWALD TUBERT

Print Name of Witness

Witness

ESTHER Ruiz

Print Name of Witness

Executed by the undersigned at _____, Palm Beach County, Florida
on this 10th day of May, 2017

Townhouse Villas Sobre Del Mar Property
Owner's Association, Inc.

Witness

Steven Midlarsky, President

Gregg Levi
Print Name of Witness

Witness

Louise Tropiano
Print Name of Witness

Townhouse Villas Sobre Del Mar Property
Owner's Association, Inc.

Witness

Phyllis Graham, Secretary

Print Name of Witness

Witness

Print Name of Witness

STATE OF FLORIDA
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me this ____ day of _____, 2017,
by Sid Midlarsky, President of Townhouse Villas Sobre Del Mar Property Owner's Association,
Inc., who personally appeared before me and
(please check one)

_____ is (are) personally known to me OR
_____ has (have) produced _____ as
identification and he/she/they

(please check one)

_____ did take an oath
_____ did not take an oath

My Commission Expires:

Notary Public

STATE OF Florida
COUNTY OF Palm Beach

The foregoing instrument was acknowledged before me this 9 day of May, 2017,
by Phyllis Graham, Secretary of Townhouse Villas Sobre Del Mar Property Owner's Association,
Inc., who personally appeared before me and
(please check one)

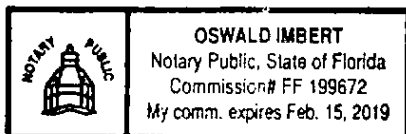
_____ is (are) personally known to me OR
☒ has (have) produced I-LDV as
identification and he/she/they

(please check one)

_____ did take an oath
_____ did not take an oath

My Commission Expires:

[Signature]
Notary Public



STATE OF FLORIDA
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me this 10th day of May, 2017,
by Steven Midlarsky, President of Townhouse Villas Sobre Del Mar Property Owner's Association,
Inc., who personally appeared before me and
(please check one)

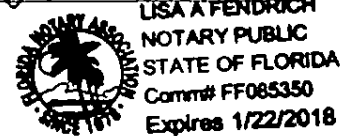
☒ is (are) personally known to me OR
☒ has (have) produced Florida DL # M 346-77-59-206-0 as
identification and he/she/they

(please check one)

☒ did take an oath
☐ did not take an oath

My Commission Expires:


Notary Public



STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me this ____ day of _____, 2017,
by Phyllis Graham, Secretary of Townhouse Villas Sobre Del Mar Property Owner's Association,
Inc., who personally appeared before me and
(please check one)

☐ is (are) personally known to me OR
☐ has (have) produced _____ as
identification and he/she/they

(please check one)

☐ did take an oath
☐ did not take an oath

My Commission Expires:

Notary Public