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FLORIDA NON-PROFIT CORPORATION

ROYAL LAKES ESTATES I CONDOMINIUM ASSOCIATION, INC.

Certificate of Status	0
Certified Copy	1
Page Count	06
Estimated Charge	\$78.75

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ARTICLES OF INCORPORATION

OF

ROYAL LAKE ESTATES I CONDOMINIUM ASSOCIATION, INC.

A FLORIDA NOT-FOR-PROFIT CORPORATION

The undersigned acting as Incorporator of a corporation pursuant to chapter 617, Florida Statutes, adopt the following Articles of Incorporation:

ARTICLE I

The name of this corporation shall be **ROYAL LAKE ESTATES I CONDOMINIUM ASSOCIATION, INC.**, a Florida Not-For-Profit Corporation.

ARTICLE II

The principal mailing address of this corporation shall be 1527 Highway 441, Okeechobee, Florida 34974.

ARTICLE III

The purpose for which the corporation is formed, and the business and the objects to be carried on and promoted by it, are as follows:

1. The association is organized for the purpose of providing an entity under the Florida Condominium Act ("the Act") for the operation of a condominium located in Miami-Dade County, Florida, and known as **ROYAL LAKE ESTATES I**.

2. Powers and duties include the following:

A. To maintain, operate and manage the Condominium known as **ROYAL LAKE ESTATES I** and to contract, sue and be sued and otherwise deal with the personal and real property thereof.

B. To make and collect assessments and to lease, maintain, repair and replace the common elements.

C. To borrow money and to issue evidences of indebtedness in furtherance of any or all of the objects of its business; and to secure loans by mortgage, pledge, deed of trust, or other lien.

D. To apply for, obtain and contract with any federal, state or local government or agency for a direct loan or loans or other financial aid in the form of grants or otherwise relating to the purposes of this corporation.

Frank J. Segredo, Esquire
901 Ponce de Leon Blvd., Suite 601
Coral Gables, Florida 33134
Tel. (305)448-7023 Fax (305)444-7637

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E. To engage in any kind of activity, and to enter into, perform and carry out contracts of any kind, necessary or in connection with, or incidental to the accomplishment of any one or more of the non-profit purposes of the corporation.

F. The authority to maintain a class action suit.

G. To obtain and maintain adequate insurance to protect the association, the association property, the common elements and the condominium property. The association may obtain liability insurance for the officers and directors, insurance for the benefit of association employees, and flood insurance for common elements, association property, and units.

H. The power to acquire title to property of otherwise, hold convey, lease and mortgage association property for the benefit of its members. This includes the power to purchase units in the condominium and there is no limitation on a foreclosure sale resulting from the associations foreclosure of its lien or to take title by deed in lieu of foreclosure.

I. To grant, modify or move any easement if the easement constitutes part of or crosses the common elements or association property without the joinder of unit owners.

J. Operate and maintain common property, specifically the surface water management system as permitted by the South Florida Water Management District including all lakes, retention areas, culverts and related appurtenances.

K. Establish rules and regulations which shall be in effect for at least 25 years with automatic renewal periods thereafter.

3. No part of the net earnings of the corporation shall inure to the benefit of, or be distributable to, any director or Officer of the corporation or any member of the corporation or any other private individual (except that reasonable compensation may be paid for services rendered to or for the corporation affecting one or more of its purposes), and no Director or Officer of the corporation, or any private individual shall be entitled to share in the distribution of any of the corporate assets on dissolution of the corporation. No substantial part of the activities of the corporation shall be carrying on each propaganda, or otherwise attempting to influence legislation and the corporation shall not participate in, or intervene in (including the publication or distribution of statement) any political campaign on behalf of any candidate for public office.

4. Notwithstanding any other provision of these Articles, the corporation shall not carry on any activities not permitted to be conducted or carried on by an organization exempt from taxation under Section 501 (C) (3) of the Internal Revenue Code and Regulations issued pursuant thereto as they now exist or as they may hereafter be amended.

5. Upon the dissolution of the corporation, the Board of Directors shall, after paying or making provision for the payment of all of the liabilities of the corporation exclusively for the purposes of the corporation in such manner, or to such organization or organizations organized and operated exclusively for charitable, educational, exempt organization or organizations under Section 501 (C) (3) of the Internal Revenue Code of 1954 (or the corresponding provisions of any future United States Internal Revenue law), as the Board of Directors shall determine. Any of such assets not so disposed of shall be disposed of by the Circuit Court of Miami-Dade County, Florida in which the principal office of the corporation is then located, exclusively for such purposes or to such

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organization or organizations, as said script shall determine, which are organized and operated exclusively for such purposes.

6. The corporation shall have such powers as are conferred upon it by Chapter 617 of the Laws of the State of Florida, and to exercise those powers in the accomplishment of its objects and purposes.

The By-Laws may impose other conditions of membership from time to time.

ARTICLE IV

The manner in which the directors are elected or appointed shall be: The board shall elect the President, the Vice President, the Secretary, the Treasurer and any other officers that the board determines appropriate Officers shall be elected annually.

ARTICLE V

The name and street address of the initial registered agent shall be:

FRANK J. SEGREDO, ESQUIRE
901 Ponce de Leon Blvd., Suite 601
Coral Gables, Florida 33134

ARTICLE VI

The name and street address of the Incorporator of these Articles of Incorporation shall be:

ED FAGER
1527 Highway 441
Okeechobee, Florida 34974

LINDA F. FAGER
1527 Highway 441
Okeechobee, Florida 34974

DONALD L. HERZIG
2550 S.E. Snapper Street
Port Saint Lucie, Florida 34952

ARTICLE VII

The affairs of the corporation shall be managed by a President, Vice President, Secretary and a Treasurer and such other officers as may from time to time be created by the Board of Directors. The names of the officers and the office they shall hold until the first election shall be:

ED FAGER
LINDA F. FAGER
DONALD L. HERZIG
ED FAGER

President
Vice-President
Secretary
Treasurer

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ARTICLE VIII

The members of the Board of Directors shall never be less than (3) in number. Initially the Board of Directors shall consist of (3) persons whose names and addresses are as follows and who shall serve as Directors until the first election:

ED FAGER	Director
LINDA F. FAGER	Director
DONALD L. HERZIG	Director

ARTICLE IX

These Articles of Incorporation may be amended by a majority vote of the Board of Directors at any special meeting called for that purpose, after first giving at least ten (10) days written notice of the meeting. Amendments to the Articles of Incorporation shall only be effective from the date of approval in writing by Chairman of the Board.

It is hereby expressly provided that in the determination of whether an individual qualifies and should be thus entitled to Laws promulgated by the Board of Directors in determining whether any certain individual qualifies in accordance with the criteria herein established. It is hereby expressly provided that said By-Laws shall not discriminate or be applied in any manner which may be contrary to the purposes described in these Articles of Incorporation or which would disqualify this corporation's qualification as an organization exempt from taxation under Section 501 (C) (3) of the Internal Revenue Code.

ARTICLE X

The By-Laws of the corporation may be amended from time to time by a majority vote of the Board of Directors at a meeting called especially for that purpose and after giving at least ten (10) days notice of said meeting in writing.

ARTICLE XI

The corporation shall hold an annual meeting for members within ninety (90) days of the end of its fiscal year as determined by the Board of Directors. At such meeting Directors shall be elected or appointed in accordance with the By-Laws.

The undersigned Incorporators have executed these Articles of Incorporation this 25th day of July, 2000.

Edward Fager
ED FAGER, Incorporator

Linda Fager
LINDA F. FAGER, Incorporator

Donald L. Herzig
DONALD L. HERZIG, Incorporator

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ACCEPTANCE OF APPOINTMENT OF REGISTERED AGENT

The undersigned hereby accepts the appointment of registered agent contained in the foregoing Articles of Incorporation.


FRANK J. SEGREDO, ESQUIRE

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