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RIVER FOREST HOMEOWNERS ASSOCIATION, INC.
18 S.E. 4th Street
Boca Raton, Florida 33432

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Office Use Only

CORPORATION NAME(S) & DOCUMENT NUMBER(S), (if known):

1. River Forest Homeowners Association, Inc.
(Corporation Name) (Document #)
2. _____
(Corporation Name) (Document #)
3. _____
(Corporation Name) (Document #)
4. _____
(Corporation Name) (Document #)

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SECRETARY OF STATE
TALLAHASSEE, FLORIDA

- ☐ Walk in ☐ Pick up time ☐ Certified Copy
☐ Mail out ☐ Will wait ☐ Photocopy ☐ Certificate of Status

NEW FILINGS

- ☐ Profit
☐ Not for Profit
☐ Limited Liability
☐ Domestication
☐ Other

AMENDMENTS

- ☐ Amendment
☐ Resignation of R.A., Officer/Director
☐ Change of Registered Agent
☐ Dissolution/Withdrawal
☐ Merger

OTHER FILINGS

- ☐ Annual Report
☐ Fictitious Name

REGISTRATION/QUALIFICATION

- ☐ Foreign
☐ Limited Partnership
☐ Reinstatement
☐ Trademark
☐ Other

Michael Locigno GAVE
AUTHORIZATION BY PHONE TO
CORRECT Corp name and officers
DATE 08-16-00
DOC. EXAM af

W-19989
8/16
Examiner's Initials af

ARTICLES OF INCORPORATION

WE, the undersigned, hereby associate ourselves together for the purpose of forming a non-profit corporation under the laws of the State of Florida, pursuant to Florida Statute 617 et seq., and hereby certify as follows:

ARTICLE I

The name of this Corporation shall be:

RIVER FOREST HOMEOWNERS ASSOCIATION, ^{of Stuart} INC.

ARTICLE II

The general purpose of this non-profit Corporation shall be as follows: To be the "Association" for the operation of a development known as RIVER FOREST, which is located in Martin County, Florida, and as such Association to operate and administer the development and carry out the functions and duties of said Association, as set forth in the Declaration of Covenants and Restrictions for RIVER FOREST HOMEOWNERS ASSOCIATION, INC. ^{of Stuart} As used herein, the terms "Declaration of Covenants and Restrictions" shall mean the Declaration of Covenants and Restrictions for RIVER FOREST HOMEOWNERS ASSOCIATION, INC. ^{of Stuart} which is to be recorded in the Public Records of Martin County, Florida. As used herein, the word "Corporation" shall be the equivalent of " Association," as defined in the aforesaid Declaration of Covenants and Restrictions. Words and phrases, when used in these Articles, shall have the same definitions as attributed to them in the aforesaid Declaration of Covenants and Restrictions. The word "Community" means the Real Property described in Exhibit A to the Declaration of Covenants and Restrictions, and Amendments thereto, if any.

EXHIBIT B

ARTICLE III

All persons who are owners of Lots within the RIVER FOREST Community shall automatically be members of this Corporation. Such membership shall automatically terminate when such person is no longer the owner of a Lot. Membership in this Corporation shall be limited to such Lot Owners.

Subject to the foregoing, admission to and termination of membership shall be governed by the Declaration of Covenants and Restrictions referred to above.

ARTICLE IV

This Corporation shall have perpetual existence.

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ARTICLE V

The names and residences of the Subscribers as to these Articles of Incorporation are as follows:

MICHAEL J. LOCIGNO	-	President	-	12400 Summer Springs Dr. Boynton Beach, FL 33436
PATRICK A. BARATT A	-	Vice President/ Secretary/ Treasurer		380 N. W .67th Street Boca Raton, FL 33487

ARTICLE VI

Section 1. The affairs of the Corporation shall be managed and governed by a Board of Directors composed of not less than three (3), nor more than the number specified in the By-Laws. The Directors, subsequent to the first Board of Directors, shall be elected at the annual meeting of the membership, for a term of one (1) year, or until their successors shall be elected and shall qualify. Provisions for such election, and provisions respecting the removal, disqualification and resignation of Directors, and for filling vacancies on the directorate, shall be established by the By-Laws.

Section 2. The Principal Officers of the Corporation shall be:

President
Vice-President/ Secretary/ and
Treasurer

(the last two officers may be combined), who shall be elected from time to time in the manner set forth in the By-Laws adopted by the Corporation.

ARTICLE VII

The names of the Officers who are to serve until the first election of Officers, pursuant to the terms of the Declaration of Covenants and Restrictions and By-Laws, are as follows:

President	MICHAEL J. LOCIGNO
Vice- President/ Secretary and Treasurer	PATRICK A. BARATTA

ARTICLE VIII

The following persons shall constitute the first Board of Directors and shall serve until the first election of the Board of Directors at the first regular meeting of the membership subject to the applicable provisions of the By-Laws of this Corporation:

MICHAEL J. LOCIGNO
12400 Summer Springs Dr.
Boynton Beach, FL 33436

PATRICK A. BARATTA
380 N.W. 67th Street
Boca Raton, FL 33487

*James Hall
2881 S.W. Versailles Ter.
Stuart, FL 34997*

ARTICLE IX

The By-Laws of the Corporation shall initially be made and adopted by its first Board of Directors, and thereafter may be altered, amended or rescinded in the manner provided for in the By-Laws and Declaration of Covenants and Restrictions. No amendment shall change the rights and privileges of the Developer without the Developer's prior written approval.

ARTICLE X

Amendments to these Articles of Incorporation may be proposed by any member or director and shall be adopted in the same manner as is provided for the amendment of the By-Laws as set forth in Article IX above. Said amendment(s) shall be effective when a copy thereof, together with an attached certificate of its approval by the membership, sealed with the Corporate Seal, signed by the Secretary or an Assistant Secretary, and executed and acknowledged by the President or Vice-President, has been filed with the Secretary of State, and all filing fees paid. Notwithstanding any provision of this Article to the contrary, these Articles shall not be amended in any manner which shall abridge, amend or alter the rights of the Developer, as set forth in the Declaration of Covenants and Restrictions, without the prior written consent to such amendment by the Developer. Further, these Articles shall not be amended in any manner which shall amend, modify or affect any provisions, terms, conditions, rights and obligations set forth in the Declaration of Covenants and Restrictions, as the same may be amended from time to time in accordance with the respective provisions thereof.

ARTICLE XI

This Corporation shall have all of the common law powers and powers set forth in Florida Statute 617.021 and all of the powers granted to it by the Declaration of Covenants and Restrictions. The powers and duties of the Corporation, as provided in the Declaration of Covenants and Restrictions and By-Laws of this Corporation, shall be deemed repeated in this Article XI. Additionally, this Corporation shall maintain, repair, replace and operate any property owned by this Corporation in accordance with the Declaration of Covenants and Restrictions, and in accordance with the terms of and purposes set forth in any dedication or conveyance of property to the Corporation.

ARTICLE XII

There shall be no dividends paid to any of the members, nor shall any part of the income of the Corporation to be distributed to its Board of Directors or Officers. In the event there are any excess receipts over disbursements as a result of performing services, such excess shall be applied against future expenses as determined by the Board of Directors. The Corporation may pay compensation in a reasonable amount to its members, directors and officers for services rendered, may confer benefits upon its members in conforming with its purposes, and upon dissolution or final liquidation, subject to Article XIV hereof, may make distribution to its members as is permitted by the Court having jurisdiction thereof, and no such payment, benefit or distribution shall be deemed to be a dividend or distribution of income.

This Corporation shall not issue shares of stock of any kind or nature whatsoever. Membership in the Corporation and the transfer thereof, as well as the number of members, shall be upon such terms and conditions as provided for in the Declaration of Covenants and Restrictions and By-Laws. The voting rights of the Lot Owners shall be as set forth in the Declaration of Covenants and Restrictions and/or By-Laws.

ARTICLE XIII

The street address of the initial registered office of this Corporation is: 2881 S.W. Versailles Terrace, Stuart, Florida 34997, and the name of the initial Registered Agent of the Corporation at the above address is MICHAEL J. LOCIGNO, 12400 Summer Springs Drive, Boynton Beach, Florida 33436.

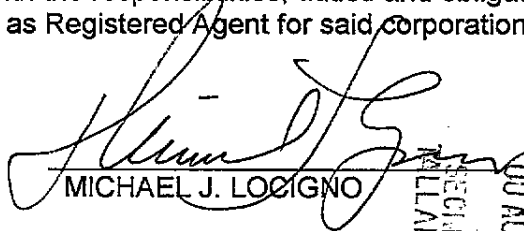
ARTICLE XIV

Upon dissolution or final liquidation of the Association, its real and personal assets, including the Common Properties, shall be dedicated to an appropriate public agency or utility to be maintained and devoted to purposes as nearly as practicable the same as those to which they were required to be devoted by the Association. In the event such dedication is refused acceptance, such assets shall be granted, conveyed and assigned to any non-profit corporation,

association, trust or other organization to be maintained devoted to purposes as nearly as practicable the same as those to which they were required to be devoted by the Association. No such disposition of the Association properties shall be effective to divest or diminish any right or title to any Member vested in him under the licenses, covenants and easements of these Articles of Incorporation, the By-Laws of the Association or the Declaration of Covenants and Restrictions, or any amendments to such instruments, if any, or other documents affecting the Common Properties or the Real Property, nor shall any other party under any such deeds, covenants or other documents be deprived of any rights thereunder on account of such disposition.

IN WITNESS WHEREOF, they hereunto set their hands and seals this 24th day of July, 2000.

I hereby acknowledge that I am familiar with the responsibilities, duties and obligations of a Registered Agent and accept the designation as Registered Agent for said corporation.


MICHAEL J. LOCIGNO

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NOTARY PUBLIC - STATE
OF FLORIDA
TALLAHASSEE, FLORIDA

STATE OF FLORIDA)
) SS:
COUNTY OF MARTIN)

BEFORE the undersigned authority, personally known to me, personally appeared MICHAEL J. LOCIGNO and PATRICK A. BARATTA, who, after being by me first duly sworn, acknowledged that they executed the foregoing Articles of Incorporation of RIVER FOREST HOMEOWNERS ASSOCIATION, INC., a Florida corporation not-for-profit, for the purposes therein expressed.

WITNESS my hand and official seal in the state and county aforesaid, this 24th day of July, 2000.

NOTARY PUBLIC - STATE OF FLORIDA
GLADYS BARATTA
COMMISSION # CC857669
EXPIRES 7/25/2003
BONDED THRU ASA 1-888-NOTARY1


Notary Public State of Florida at Large