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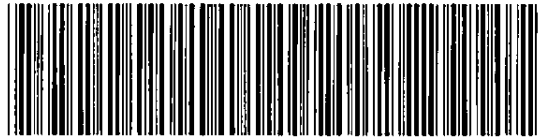
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Special Instructions to Filing Officer:

Sign Restated Articles
Rec. 5/6/24

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2024 MAY -6 PM 5:29
TALLAHASSEE, FL

AB

RESTATED ARTICLES OF INCORPORATION

OF

BOUGAINVILLE 4627 CONDOMINIUM ASSOCIATION, INC.

A Corporation Not for Profit

FILED

2024 MAY -6 PM 5:29

In Order to form a corporation under and in accordance with the provisions of the laws of the State of Florida for the formation of Corporations Not for Profit, we, the undersigned, hereby associate ourselves into a corporation for the purpose and with the powers hereinafter mentioned; and to that end we do, by these Articles of Incorporation, set forth:

ARTICLE I

The name of the proposed corporation shall be: BOUGAINVILLE 4627 CONDOMINIUM ASSOCIATION, INC.

ARTICLE II

The purposes and objects of the corporation shall be to administer the operation and management of BOUGAINVILLE 4627 CONDOMINIUM, a Condominium, (hereinafter referred to as "the CONDOMINIUM"), an apartment project to be established in accordance with the Condominium Act of the State of Florida upon the following described property, situate, lying and being in Broward County, Florida: to-wit:

Lot Twenty-One (21) less the North Ten (10') feet thereof, and all of Lot Twenty-two (22), Block Twenty-Six (26), of LAUDERDALE BY THE SEA, according to the Plat thereof, recorded in Plat Book 6, Page 2, of the Public Records of Broward County, Florida.

and to undertake the performance of the acts and duties incident to the administration of the operation and management of said CONDOMINIUM in accordance with the terms, provisions, conditions and authorizations contained in these Articles of Incorporation and which may be contained in the formal Declaration of Condominium which will be recorded in the Public Records of Broward County, Florida, at the time said property, and the improvements now or hereafter situate thereon, are submitted to a Plan of Condominium Ownership, and to own, operate, lease, sell, trade and otherwise deal with such property, whether real or personal, as may be necessary or convenient in the administration of said CONDOMINIUM. The Corporation shall be conducted as a non-profit organization for the benefit of its members.

ARTICLE III

The corporation shall have the following powers:

1. The corporation shall have all of the powers and privileges granted to Corporations Not for Profit under the law pursuant to which this Corporation is chartered.

Exhibit "C"

2. The Corporation shall have all of the powers reasonably necessary to implement and effectuate the purposes of the Corporation, including but not limited to the following:

(a) To make and establish reasonable rules and regulations governing the use of DWELLINGS, COMMON ELEMENTS and LIMITED COMMON ELEMENTS in said CONDOMINIUM, as said terms may be defined in said Declaration of Condominium to be recorded.

(b) To levy and collect assessments against members of the Corporation to defray the common elements of the CONDOMINIUM as may be provided in said Declaration of Condominium and in the By-Laws of this Corporation which may be hereafter adopted, including the right to levy and collect assessments for the purpose of acquiring, operating, leasing, managing and otherwise trading and dealing with such property, whether real or personal, including DWELLINGS in said CONDOMINIUM, which may be necessary or convenient in the operation and management of the CONDOMINIUM and in accomplishing the purposes set forth in the Declaration of Condominium.

(c) To maintain, repair, replace, operate and manage the CONDOMINIUM and the property comprising same, including the right to construct improvements after casualty and to make further improvements to the Condominium property.

(d) To contract for the management and maintenance of the condominium property and to authorize a management agent to assist the Association in carrying out its powers and duties by performing such functions as the submission of proposals, collection of assessments, preparation of records, enforcement of rules and maintenance, repair and replacement of the common elements with funds as shall be made available by the Association for such purposes. The Association and its officers shall, however, retain at all times the powers and duties granted by the condominium documents and the Condominium Act, including but not limited to making of assessments, promulgation of the rules and execution of contracts on behalf of the Association.

(e) To enforce the provisions of said Declaration of Condominium, these Articles of Incorporation, the By-Laws of the Corporation which may be hereafter established.

(f) To exercise, undertake and accomplish all of the rights, duties and obligations which may be granted to or imposed upon the Corporation pursuant to the Declaration of Condominium aforementioned.

(g) To approve or disapprove proposed purchasers or lessees of apartments in the Condominium.

(h) To make and amend regulations regarding the use of the property in the condominium.

(i) To lease property including, but not limited to recreational facilities and to levy and collect assessments to cover the costs of the maintenance, operation and repair of said leasehold property. To purchase personal property for the use of said leased recreational areas.

ARTICLE IV

The qualification of the members, the manner of their admission to membership and termination of such membership, and voting by members shall be as follows:

1. The owners of record title to all DWELLINGS in the CONDOMINIUM as evidenced by the recording of a deed of conveyance in the Public Records of Broward County, Florida, shall be members of the Corporation, and no other persons or entities shall be entitled to membership, except as provided in item (5) of Article IV.

2. Membership shall be established by the acquisition of fee simple title to a DWELLING in the CONDOMINIUM, or by acquisition of a fee ownership interest therein, whether by conveyance, judicial decree or otherwise, and the membership of any party shall be automatically terminated upon his being divested of all title to or his entire fee ownership interest in any dwelling, except that nothing herein contained shall be construed as terminating the membership of any party who may own two or more DWELLINGS, or who may own a fee ownership interest in two or more DWELLINGS, so long as such party shall retain title to or fee ownership interest in any DWELLING.

3. The interest 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 DWELLING. The funds and assets of the Corporation shall be owned solely by the Corporation subject to the limitation that the same be expended, held or used for the benefit of the Membership and for the purposes authorized herein, in the Declaration of Condominium, and in the By-Laws which may be hereafter adopted.

4. On all matters on which the Membership shall be entitled to vote, there shall be only one (1) vote for each DWELLING in the CONDOMINIUM, which vote may be exercised or cast by the owner or owners of each DWELLING in such manner as may be provided in the By-Laws hereafter adopted by the Corporation. Should any member own more than one DWELLING, such member shall be entitled to exercise or cast as many votes as he owns DWELLINGS, in the manner provided by said By-Laws.

5. Until such time as the property described in Article II hereof, and the improvements which may hereafter constructed thereon, are submitted to a plan of Condominium Ownership by the recordation of said Declaration of Condominium, the Membership of the Corporation shall be comprised of the Subscribers to these Articles, each of which Subscribers shall be entitled to cast one (1) vote on all matters on which the Membership shall be entitled to vote.

ARTICLE V

The Corporation shall have perpetual existence.

ARTICLE VI

The principal office of the Corporation shall be located at WATSON, HUBERT & CLARK, Attorneys at Law, at 3600 North Federal Highway, Suite 301, Fort Lauderdale, Florida 33339, 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 VII

The affairs of the Corporation shall be managed by the President of the Corporation assisted by the Vice-President, Secretary and Treasurer, and, if any, the Assistant Secretaries and Assistant Secretaries, subject to the directions of the Board of Directors. The Board of Directors, or the President, with the approval of the Board of Directors, may employ a Managing Agent and/or such other managerial and supervisory personnel or entities to administer or assist in the administration of the operation and management of the CONDOMINIUM, and the affairs of the Corporation, and any such person or entity

may be so employed without regard to whether such person or entity is a member of the Corporation or a Director or Officer of the Corporation, as the case may be.

ARTICLE VIII

The number of members of the Board of Directors shall be as provided from time to time in the By-Laws of the Corporation. The members of the Board of Directors shall be elected by the members of the Corporation at the Annual Meeting of the membership as provided in the By-Laws of the Corporation. The term and qualifications of Directors, as well as the removal and filling of vacancies on the Board, shall also be as provided in the By-Laws, from time to time.

ARTICLE IX

The Board of Directors shall elect a President, Secretary, and Treasurer, and as many Vice-Presidents, Assistant Secretaries and Assistant Treasurers as the Board of Directors shall determine, from time to time, all of whose qualifications shall be as provided in the By-Laws, from time to time. The same person may hold two offices, the duties of which are not incompatible; provided, however, that the office of President, and Vice-President shall not be held by the same person, nor shall the office of President/Vice-President and Secretary or Assistant Secretary be held by the same person.

ARTICLE X

The names and Post Office addresses of the first Board of Directors, who subject to the provisions of these Articles of Incorporation, the By-Laws, and the laws of the State of Florida, shall hold office for the first year of the corporation's existence, or until their successors are elected and have qualified, are as follows:

NAME	ADDRESSES
Clara Schoch	Apt. 1-A, 4627 Bougainvillea Drive Lauderdale-By-The-Sea, Florida
Joseph Renella	Apt. 1-C, 4627 Bougainvillea Drive Lauderdale-By-The-Sea, Florida
Frank Summers	Apt. 2-A, 4627 Bougainvillea Drive Lauderdale-By-The-Sea, Florida
Robert Murphy	Apt. 2-B, 4627 Bougainvillea Drive Lauderdale-By-The-Sea, Florida
Bruno Ladehoff	Apt. 2-E, 4627 Bougainvillea Drive Lauderdale-By-The-Sea, Florida

ARTICLE XI

The Subscribers to these Articles of Incorporation are the persons herein named as the officers of the corporation, the names of which subscribers and their respective Post Office addresses are more particularly set forth in Article XII below.

ARTICLE XII

The officers of the Corporation who shall service until the first election under these Articles of Incorporation shall be the following:

PRESIDENT:	CLARA SCHOCH Apt. 1-A, 4627 Bougainvilla Drive Lauderdale-By-The-Sea, Florida
VICE-PRESIDENT:	ROBERT MURPHY Apt. 2-B, 4627 Bougainvilla Drive Lauderdale-By-The-Sea, Florida
SECRETARY:	FRANK SUMMERS, 4627 Bougainvilla Drive Lauderdale-By-The-Sea, Florida
TREASURER:	GLENN O. PETTY Apt. 2-D, 4627 Bougainvilla Drive Lauderdale-By-The-Sea, Florida

ARTICLE XIII

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

ARTICLE XIV

Every Director and every officer of the corporation shall be indemnified by the Corporation against all expenses and liabilities, including counsel fees, reasonably incurred by or imposed upon him in connection with any proceedings to which he may be a party, or in which he may become involved, by reason of his being or having been a Director or officer of the Corporation, whether or not he is a Director or officer at the time such expenses are incurred, except in such cases wherein the Director or officer is adjudged guilty of willful misfeasance or malfeasance in the performance of his duties; provided that, in the event of any claim for reimbursement or indemnification hereunder based upon a settlement by the Director or officer seeking such reimbursement or indemnification, the indemnification herein shall only apply if the Board of Directors approves such settlement and reimbursement as being in 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 Director or officer may be entitled.

ARTICLE XV

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

1. Notice of the subject matter of the proposed amendment shall be included in the notice of any meeting at which the proposed amendment is to be considered.
2. An amendment may be proposed by either the Board of Directors or by the membership of the Association, and after being proposed and approved by one of the such bodies it must be approved by the other. Such approvals must be by not less than a majority of all of the Directors and not less than two-

thirds (2/3) of the eligible members of the Association present at a duly convened meeting of the members at which a quorum is present.

3. A copy of each amendment certified by the Secretary of State of Florida shall be recorded in the Public Records of Broward County, Florida.

IN WITNESS WHEREOF, the Subscribers have hereunto set their hands and seals this 14th day of September, 1983, at Fort Lauderdale, Florida.

CLARA SCHOCH

ROBERT MURPHY

FRANK SUMMERS

GLENN PETTY

STATE OF FLORIDA

COUNTY OF BROWARD

I HEREBY CERTIFY, that on this day, before me, an officer duly qualified to take acknowledgments, personally appeared Glenn Petty to me known to be the persons described in and who executed the foregoing Articles of Incorporation and acknowledged before me that they executed the same for the purposes therein expressed.

WITNESS my hand and official seal in the County and State last aforesaid this this 14th day of September, 1983.

Notary Public
My Commission expires: October 13, 1983

January 22, 2023

The date of each amendment(s) adoption: _____, if other than the date this document was signed.

Effective date if applicable: _____
(no more than 90 days after amendment file date)

Note: If the date inserted in this block does not meet the applicable statutory filing requirements, this date will not be listed as the document's effective date on the Department of State's records.

Adoption of Amendment(s) (CHECK ONE)

- ☒ The amendment(s) was/were adopted by the members and the number of votes cast for the amendment(s) was/were sufficient for approval.
- ☐ There are no members or members entitled to vote on the amendment(s). The amendment(s) was/were adopted by the board of directors.

Dated 3/4/24

Signature: Ann Rhinesmith
(By the chairman or vice chairman of the board, president or other officer-if directors have not been selected, by an incorporator – if in the hands of a receiver, trustee, or other court appointed fiduciary by that fiduciary)

Ann Rhinesmith
(Typed or printed name of person signing)

Secretary/Treasurer
(Title of person signing)



FLORIDA DEPARTMENT OF STATE
Division of Corporations

April 23, 2024

DOM FACCHINI
55 HIGHWOOD TERRACE
WEEHAWKEN, NJ 07086

SUBJECT: BOUGAINVILLA 4627 CONDOMINIUM ASSOCIATION, INC.
Ref. Number: N00108

We have received your document for BOUGAINVILLA 4627 CONDOMINIUM 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):

You did not sign your Restated Articles of Incorporation.

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.

Anissa Butler
Regulatory Specialist II

Letter Number: 824A00008788