

Charter Number Only

VALIDATION ONLY

Andrew T. Gerrits

Requestor's Name

2350 North Andrew Avenue #100

Address

Ft. Lauderdale FL 33309

City

State

Zip

Phone

(954) 938-9801

400004076594--9
-04/25/01--01017--003
*****78.75 *****78.75

CORPORATION(S) NAME

Pine Meadow Estates Homeowners Association, Inc.

- | | | |
|--|--|---|
| <input checked="" type="checkbox"/> Profit | <input type="checkbox"/> Amendment | <input type="checkbox"/> Merger |
| <input type="checkbox"/> NonProfit | <input type="checkbox"/> Dissolution | <input type="checkbox"/> Mark |
| <input type="checkbox"/> Foreign | <input type="checkbox"/> Annual Report | <input type="checkbox"/> Other |
| <input type="checkbox"/> Limited Partnership | <input type="checkbox"/> Reservation | <input type="checkbox"/> Change of Registered Agent |
| <input type="checkbox"/> Reinstatement | | |
| <input checked="" type="checkbox"/> Certified Copy | <input type="checkbox"/> Photo Copies | <input type="checkbox"/> Certificate Under Seal |
| <input type="checkbox"/> Call When Ready | <input type="checkbox"/> Call If Problem | <input type="checkbox"/> After 4:30 |
| <input checked="" type="checkbox"/> Walk-In | <input type="checkbox"/> Will Wait | <input type="checkbox"/> Pick-Up |
| | | <input type="checkbox"/> Mail Out |

FILED
01 APR 27 AM 11:12
TALLAHASSEE FLORIDA
SECRETARY OF STATE

Empire Toll Free 1-800-432-3028

Name
Availability
Document
Examiner
Updater
Verifier
Acknowledgment
W.P. Verifier

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DIVISION OF CORPORATIONS
DEPARTMENT OF STATE
2001 APR 25
NOV 14 10 08 AM '01
SUFFICIENT TO REINSTATE
CORPORATION



FLORIDA DEPARTMENT OF STATE

Katherine Harris
Secretary of State

April 25, 2001

EMPIRE

MIAMI, FL

SUBJECT: PINE MEADOWS ESTATES HOMEOWNERS ASSOCIATION, INC.
Ref. Number: W01000009332

We have received your document for PINE MEADOWS ESTATES HOMEOWNERS ASSOCIATION, INC.. However, the document has not been filed and is being returned for the following:

Section 617.0803, Florida Statutes, requires that the board of directors never have fewer than three directors.

Please return the original and one copy of 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) 487-6934.

Loria Poole
Corporate Specialist
New Filings Section

Letter Number: 201A00024435

RECEIVED
DIVISION OF CORPORATIONS
DEPARTMENT OF STATE
2001 APR 27 AM 9:31
NOT INTENDED
TO ACKNOWLEDGE
SUFFICIENCY OF FILING

Division of Corporations - P.O. BOX 6327 - Tallahassee, Florida 32314

ANDREW T. GERRITS

Of Counsel
TOD ANDREW WESTON
LAURENCE GLAZER

LAW OFFICES
ANDREW T. GERRITS

ATTORNEY & COUNSELOR AT LAW
6350 NORTH ANDREWS AVENUE
SUITE 100
FORT LAUDERDALE, FL 33309
Telephone (954) 938-9801
Telecopier (954) 938-8708

MIAMI OFFICE

999 South Bayshore Drive
Lobby Level South, Suite 101
Miami, FL 33131
(305) 374-3262

Reply to:
Fort Lauderdale

April 23, 2001

Corporate Records Bureau
Division of Corporations
Department of State
P.O. Box 6327
Tallahassee, FL 32301

Re: Pine Meadows Estates Homeowners Association, Inc.

Gentlemen:

Enclosed for filing are Articles of Incorporation for the above referenced corporation, a duplicate thereof, and our check number 3304 in the amount of \$78.75 representing the following:

Filing fees	35.00
Certified Copy	8.75
Registered Agent Designation	<u>35.00</u>
	\$78.75

Kindly file the Articles of Incorporation and return the same to us at your earliest convenience.

Yours very truly,


ANDREW T. GERRITS

ATG/ad

enclosures

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01 APR 27 AM 11:12
SECRETARY OF STATE
TALLAHASSEE FLORIDA

ARTICLES OF INCORPORATION

OF

PINE MEADOW ESTATES HOMEOWNERS ASSOCIATION, INC.

I, the undersigned, for the purposes of forming a corporation not for profit pursuant to Chapter 617 of the Florida statutes, do hereby make, subscribe, acknowledge and file the following Articles of Incorporation.

ARTICLE I

NAME

The name of the Corporation shall be:

PINE MEADOW ESTATES HOMEOWNERS ASSOCIATION, INC.

ARTICLE II

TERM OF EXISTENCE

This corporation (herein referred to as the "Association") shall exist perpetually or until dissolved by due process of law.

ARTICLE III

PURPOSE

The purposes for which the Association is formed are:

(a) The specific and primary purposes are to provide for the maintenance and preservation of the architectural amenities and appearance of a single family residential community known as Pine Meadow Estates (the "Project"), located in Broward County, Florida, and to own, operate, maintain and insure the common areas therein for the use of all homeowners (the "Owners").

(b) The general purposes and powers are:

(1) To promote the common good, health, safety and general welfare of all of the Owners within the Project;

(2) To exercise all of the powers and privileges and to perform all of the duties and obligations of the Association arising from the Declaration of Covenants, Restrictions and Easements (the "Declaration"), applicable to the Project, as amended and supplemented from time to time, and recorded or to be recorded in the Public Records of Broward County, Florida (the definitions of which are incorporated herein by reference);

(3) To enforce applicable provisions of the Declaration and the By-Laws and applicable rules and regulations of the Association; To fix, levy, collect, and enforce payment, by any lawful means, of all charges or assessments pursuant to the terms of the Declaration; To contract for and pay all expenses in connection with the ownership, maintenance, repair, insurance and improvement of the Common Properties (as defined in the Declaration); To employ personnel reasonably necessary for the administration and control of the Common Properties and for architectural control of all of the Project; and To pay all office and other expenses incident to the conduct of the business of the Association, including all licenses, taxes and special governmental assessments which are or would become a lien on any portion of the Common Property;

(4) To have and to exercise any and all powers, rights and privileges, including the power to delegate as permitted by law, which a corporation organized under Chapter 617, Florida Statutes may now or hereafter have or exercise.

The foregoing statement of purposes shall be construed as a statement both of purposes and of powers, and such purposes and powers in each clause shall not be limited or restricted by reference to or inference

from the terms or provisions of any other clause, but shall be broadly construed as independent purposes and powers.

ARTICLE IV

MEMBERSHIP

Every person or entity who is an owner of a residential lot which is subject under the Declaration to assessment by the Association, including contract sellers as set forth in the Declaration, but excluding persons or entities holding such interest merely as security for performance of an obligation, shall be a member of the Association. Membership shall be appurtenant to and may not be separated from ownership of a parcel which is subject to assessment by the Association.

ARTICLE V

INITIAL REGISTERED OFFICE AND AGENT

The initial street address of the registered office of this Association in the State of Florida shall be:

180 S.W. 125th Avenue
Plantation, Florida 33325

The Association may also maintain its principal office and branch offices at such places and in such states and foreign countries as the Board of Directors may from time to time by resolution provide.

The name of the initial Registered Agent of this Corporation at the aforementioned address is:

Alice Butler

ARTICLE VII

INITIAL BOARD OF DIRECTORS

The business of this Corporation shall be conducted by a Board of Directors of not less than three (3), nor more than fifteen (15) persons. The Board of Directors shall be elected at the annual meeting of the Directors of this Corporation, which meeting shall be held at such time as provided by the By-Laws. They shall hold office until their successors are elected or appointed and have qualified, unless otherwise provided by the By-Laws.

The name and street address of the initial directors who are to conduct the affairs of this Association until the first meeting and election and qualification of their successors:

NAME	ADDRESS
ALICE BUTLER	180 S.W. 125th AV. PLANTATION, FL. 33325
DAVID CLARK	180 S.W. 125th AV. PLANTATION, FL. 33325
TOD ANDREW WESTON	2501 E. COMMERCIAL BLVD. ST#212 FT. LAUDERDALE, FL. 33308

ARTICLES VIII

INCORPORATOR

THE NAME AND ADDRESS OF THE INDIVIDUAL SIGNING THESE ARTICLES OF INCORPORATION IS:

NAME	ADDRESS
ALICE BUTLER	180 S.W. 125th AV. PLANTATION, FL. 33325

ARTICLE IX
CORPORATE ADDRESS

The address of the Corporation shall be:

180 S.W. 125th Avenue
Plantation, Florida 33325

ARTICLE X
MISCELLANEOUS

(a) No contract or other transaction between this Association and any other corporation shall be affected or invalidated by the fact that any one or more of the directors of this Association is or are interested in, or is a director or officer of such other corporation.

(b) The initial By-Laws of this Association shall be adopted by the Board of Directors. The By-Laws may be amended from time to time by the Directors.

(c) The Association reserves the right to amend, alter, change or repeal any provision contained in these Articles of Incorporation in a manner now or hereafter prescribed by law.

(d) The Association shall indemnify all Directors of the Association to the fullest extent permitted by law.

IN WITNESS WHEREOF, the undersigned Incorporator has executed these Articles of Incorporation, this 16th day of April, 2001.

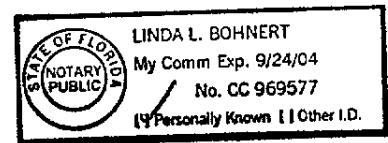
 (SEAL)
Alice Butler

STATE OF FLORIDA)
) SS:
COUNTY OF BROWARD)

BEFORE ME, a Notary Public authorized to take acknowledgments in the State and County set forth above, personally appeared Alice Butler, known to me and known by me to be the person who executed the foregoing Articles of Incorporation, and who acknowledged before me that she executed said Articles of Incorporation.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal, in the State and County aforesaid, this 16th day of April, 2001.

Linda L. Bohnert
NOTARY PUBLIC
State of Florida



My Commission Expires:

The Undersigned hereby accepts designation as Registered Agent of the Corporation.

Alice U. Butler
Alice Butler

In pursuance of Chapter 607.34 Florida Statutes, the following is submitted, in compliance with said Act: first that Pine Meadow Estates Homeowners Association, Inc., desiring to organize under the laws of the State of Florida with its principal office, as indicated in the articles of incorporation at City of Ft. Lauderdale, County of Broward, State of Florida, has named Alice Butler, located at 180 S.W. 125th Avenue Plantation, Florida 33325, County of Broward, State of Florida, as its agent to accept service of process within this state.

ACKNOWLEDGMENT:

Having been named to accept service of process for the above stated corporation, at place designated in this certificate, I hereby accept to act in this capacity, and agree to comply with the provisions of said Act relative to keeping open said office.

Alice U. Butler
Registered Agent

FILED
01 APR 27 AM 11:12
SECRETARY OF STATE
TALLAHASSEE FLORIDA