

CAPITAL CONNECTION, INC.

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NO10000004604

100 Bravado Lane Condominium
Association, Inc.

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- ☒ Art of Inc. File
- ☐ LTD Partnership File
- ☐ Foreign Corp. File
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- ☐ Fictitious Name File
- ☐ Trade/Service Mark
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- ☒ Cert. Copy
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- ☐ Certificate of Fictitious Name
- ☐ Corp Record Search
- ☐ Officer Search
- ☐ Fictitious Search
- ☐ Fictitious Owner Search
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ARTICLES OF CORPORATION
OF
100 BRAVADO LANE CONDOMINIUM ASSOCIATION, INC.
(a Florida corporation Not for Profit)

The undersigned by these Articles associate themselves for the purpose of forming a corporation Not for Profit under Chapter 617, Florida Statutes and certify as follows:

ARTICLE I.
NAME

The name of the Corporation shall be: 100 BRAVADO LANE CONDOMINIUM ASSOCIATION, INC., for convenience, the corporation shall be referred to in this instrument as the Association.

ARTICLE II.
PRINCIPAL OFFICE

The principal place of business and mailing address of this Association shall be: 100 Bravado Lane, Unit #4, Palm Beach Shores, Florida 33404.

ARTICLE III.
PURPOSE(S)

3.1 The specific purpose(s) for which the Association is organized is to provide an entity pursuant the Florida Condominium Act, for the operation of BEACH HOUSE CONDOMINIUM NO. 2, a Condominium, located upon the following lands in Palm Beach County, Florida:

Lot 87, PALM BEACH SHORES, according to the Plat thereof on file in the office of the Clerk of the Circuit Court, in and for Palm Beach County, Florida, in Plat Book 23, page 32, LESS the following described parcel of land in the Northwest Corner of said Lot 87: Beginning at the Northeast corner of Lot 86, PALM BEACH SHORES, according to the plat thereof on file in the office of the Clerk of the Circuit Court, in and for Palm Beach County, Florida, in Plat Book 23, page 32, go East along the South line of Bravado Lane, 30 feet; thence go South parallel to the East line of Lot 86 a distance of 25 feet; thence go West 30 feet to a point on the East line of Lot 86 a distance of 25 feet South of the point of beginning; thence go North to the point of beginning.

3.2 The Association shall make no distribution of income to its members, directors, or officers.

ARTICLE IV.
POWERS

The powers of the Association shall include and be governed by the following provisions:

4.1 The Association shall have all of the common-law and statutory powers of a corporation not for profit not in conflict with the terms of these Articles.

4.2 The Association shall have all of the powers and duties set forth in the Condominium Act except as limited by these Articles and the Declaration of Condominium, and all of the powers and duties reasonably necessary to operate the condominium pursuant to the Declaration and as it may be amended from time to time, including but not limited to the following:

- a. To make and collect assessments against members as apartment owners to dray the costs, expenses and losses of the condominium.
- b. To use the proceeds of assessments in the exercise of its powers and duties.
- c. The maintenance, repair, replacement and operation of the condominium property.
- d. The purchase of insurance upon the condominium property and insurance for the protection of the Association and its members as apartment owners.
- e. The reconstruction of improvements after casualty and the further improvement of the property.
- f. To make and amend reasonable regulations respecting the use of the property in the condominium; provided, however, that all such regulations and their amendments shall be approved by not less than 75% of the votes of the entire membership of the Association before such shall become effective.
- g. To approve or disapprove the transfer, mortgage and ownership of apartments as may be provided by the Declaration of Condominium and the By-laws.
- h. To enforce by legal means the provisions of the Condominium Act, the Declaration of Condominium, these Articles, the By-laws of the Association and the Regulations for the use of the property in the condominium.

- i. To contract for the management of the condominium and to delegate to such contractor all powers and duties of the Association except such as are specifically required by the Declaration of Condominium to have approval of the Board of Directors or the membership of the Association.
- j. To contract for the management or operation of portions of the common elements susceptible to separate management or operation, and to lease such portions.
- k. To employ personnel to perform the services required for proper operation of the condominium.

4.3 The Association shall not have the power to purchase an apartment of the condominium except at sales in foreclosure of liens for assessments for common expenses, at which sales the Association shall bid no more than the amount secured by its lien. This provision shall not be changed without unanimous approval of the members and the joinder of all record owners of mortgages upon the condominium.

4.4 All funds and the titles of all properties acquired by the Association and their proceeds shall be held in trust for the members in accordance with the provisions of the Declaration of Condominium, these Articles of Incorporation and the By-laws.

4.5 The powers of the Association shall be subject to and shall be exercised in accordance with the provisions of the Declaration of Condominium and the By-laws.

ARTICLE V. MEMBERS

5.1 The members of the Association shall consist of all of the record owners of apartments in the condominium; and after termination of the condominium shall consist of those who are members at the time of such termination and their successors and assigns.

5.2 After receiving approval of the Association required by the Declaration of Condominium, change of membership in the Association shall be established by recording in the public records of Palm Beach County, Florida, a deed or other instrument establishing a record title to an apartment in the condominium and the delivery to the Association of a certified copy of such instrument. The owner designated by such instrument thus becomes a member of the Association and the membership of the prior owner is terminated.

5.3 The share of a member in the funds and assets of the Association cannot be assigned, hypothecated, or transferred in any manner except as an appurtenance to their apartment.

5.4 The owner of each apartment shall be entitled to at least one vote as a member of the Association. The exact number of votes to be cast by owners of an apartment and the manner of exercising voting rights shall be determined by the By-laws of the Association.

ARTICLE VI. BOARD OF DIRECTORS

6.1 The affairs of the Association will be managed by a board consisting of the number of directors determined by the By-laws, but not less than four directors, and in the absence of such determination shall consist of four directors. Directors need not be members of the Association.

6.2 Directors of the Association shall be elected at the annual meeting of the members in the manner determined by the By-laws. Directors may be removed and vacancies on the board of directors shall be filled in the manner provided by the By-laws.

6.3 The directors named in these Articles shall serve until the first election of directors.

6.4 The names and addresses of the members of the board of directors who shall hold office until their successors are elected and have qualified, or until removed, are as follows:

NAME	ADDRESS
Helen Zanelli	100 Bravado Lane, Unit #6, Palm Beach Shores, FL 33404
Hermine Anderson	23 Colby Avenue, Fultonville, NY 12072
Elizabeth Collins	100 Bravado Lane, Unit #2, Palm Beach Shores, FL 33404
Patricia Kelleher	100 Bravado Lane, Unit #4, Palm Beach Shores, FL 33404

ARTICLE VII. OFFICERS

The affairs of the Association shall be administered by the officers designated in the By-laws. The officers shall be elected by the board of directors at its first meeting following the annual

meeting of the members of the Association and shall serve at the pleasure of the board of directors. The names and addresses of the officers who shall serve until their successors are designated by the board of directors, are as follows:

Chairman of Board Of Directors		Address
President	Helen Zanelli	100 Bravado Lane, Unit #6 Palm Beach Shores, FL 33404
Vice President	Hermine Anderson	23 Colby Avenue Fultonville, NY 12072
Secretary	Elizabeth Collins	100 Bravado Lane, Unit #2 Palm Beach Shores, FL 33404
Treasurer	Patricia Kelleher	100 Bravado Lane, Unit #4 Palm Beach Shores, FL 33404

ARTICLE VIII. INDEMNIFICATION

Every director and every officer of the Association shall be indemnified by the Association against all expenses and liabilities, including counsel fees reasonably incurred by or imposed upon him in connection with any proceeding or any settlement of any settlement of any proceeding 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 Association, whether or not he is a director or officer at the time such expenses are incurred, except when the director or officer is adjudged guilty of willful misfeasance or malfeasance in the performance of his duties; provided that in the event of a settlement the indemnification shall apply only when the board of directors approves such settlement and reimbursement as being for the best interest of the Association. 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 IX. BY-LAWS

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 X. AMENDMENTS

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

10.1 Notice of the subject matter of a proposed amendment shall be included in the notice of any meeting at which a proposed amendment is considered.

10.2 A resolution for the adoption of a proposed amendment may be proposed either by the board of directors or by the members of the Association. Directors and members not present in person or by proxy at the meeting considering the amendment may express their approval in writing, providing such approval is delivered to the secretary at or prior to the meeting. Except as elsewhere provided,

a. such approvals must be by not less than 75% of the entire membership of the board of directors and by not less than 75% of the votes of the entire membership of the Association: or

b. by not less than 80% of the votes of the entire membership of the Association.

10.3 Provided, however, that no amendment shall make any changes in the qualifications for membership nor the voting rights of members, nor any change in Section 4.3 of Article III, without approval in writing of all members and the joinder of all record owners of mortgages upon the condominium. No amendment shall be made that is in conflict with the Condominium Act or the Declarations of Condominium.

10.4 A copy of each amendment shall be certified by the Secretary of State and be recorded in the public records of Palm Beach County, Florida.

ARTICLE XI.

TERM

The term of the Association shall be perpetual.

ARTICLE XII.

INITIAL REGISTERED AGENT AND STREET ADDRESS

The name and Florida street address of the initial registered agent are: James M. Stewart, Esq., 1211 The Plaza, Singer Island, Florida 33404-4740.

ARTICLE XII.
INCORPORATOR

The name and address of the Incorporator to these Articles of Incorporation are: Elizabeth Collins, 100 Bravado Lane, Unit #2, Palm Beach Shores, Florida 33404.

Elizabeth Collins

ELIZABETH COLLINS, Incorporator

James M. Stewart

JAMES M. STEWART, Registered Agent

STATE OF FLORIDA
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me this 27th day of June 2001, by ELIZABETH COLLINS, designated as the incorporator of 100 BRAVADO LANE CONDOMINIUM ASSOCIATION, INC., and who has provided her Florida Drivers License No C452-228-17-548-0 as identification.

Linda Tirey

Linda Tirey
Notary Public, State of Florida at Large
My Commission No.: CC960436
Commission Expiration: August 13, 2004



Linda Tirey
My Commission CC960436
Expires August 13, 2004

COUNTY OF PALM BEACH
STATE OF FLORIDA

The foregoing instrument was acknowledged before me this 27th day of June 2001, by JAMES M. STEWART, designated as Registered Agent for 100 BRAVADO LANE CONDOMINIUM ASSOCIATION, INC., who is personally known to me.

Linda Tirey

Linda Tirey
Notary Public, State of Florida at Large
My Commission No.: CC960436
Commission Expiration: August 13, 2004



Linda Tirey
My Commission CC960436
Expires August 13, 2004

File 04.1367.1060

**CERTIFICATE DESIGNATING AGENT
AND PLACE FOR SERVICE OF PROCESS**

Pursuant to Chapter 48.091, Florida Statutes, the following is submitted in compliance with said Act:

That 100 BRAVADO LANE CONDOMINIUM ASSOCIATION, INC., having a principal office at 100 Bravado Lane, Palm Beach Shores, Florida 33404, desiring to organize under the laws of the State of Florida with its office for the service of process within this State located at 100 Bravado Lane, Palm Beach Shores, Florida 33404, has named JAMES M. STEWART, ESQ., as its Registered Agent to accept service of process for the above stated Corporation, at the place designated in this Certificate. The undersigned is familiar with the duties and responsibilities as registered agent and hereby accepts to act in this capacity, and agrees to comply with the provisions of said Act relative to keeping open said office.


JAMES M. STEWART
Registered Agent

File 04.1367.1060

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TALLAHASSEE, FLORIDA