

# Nd000005916

FILED

TRANSMITTAL LETTER

01 AUG 16 PM 3:59

Department of State  
Division of Corporations  
P.O. Box 6327  
Tallahassee, FL 32314

SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

600004536516--4  
-08/15/01--01063--007  
\*\*\*\*122.50 \*\*\*\*\*78.75

SUBJECT: LA MAISON BLANCHE TOWNHOME HOMEOWNER'S  
(proposed corporate name) ASSOCIATION

Enclosed please find an original and one (1) copy of  
incorporation for the above corporation and check in the  
amount of \$ 122.50

FROM: Eastside Development, Inc.  
Name  
1508 SE 3 AVE  
Address  
Fort Lauderdale, FL 33316  
City, State, & Zip  
(954) 764-6469  
Telephone Number

Note: Additional copy of articles is needed only when  
certified copy is requested.

Tailb GAVE  
AUTHORIZATION BY PHONE TO  
CORRECT ADD SUFFIX, ARTICLE VII, RA PS  
DATE 8-20-01  
DOC. EXAM CB

C. BLALOCK AUG 20 2001

4/01/19210

FILED

01 AUG 16 PM 3:59

SECRETARY OF STATE  
TALLAHASSEE, FLORIDA**ARTICLES OF INCORPORATION OF LA MAISON BLANCHE TOWNHOME HOMEOWNER'S  
ASSOCIATION INC.**

We, the undersigned natural persons competent to contract, acting as incorporators of a corporation not for profit under Chapter 617 of the Florida Statutes, adopt the following articles of incorporation.

**Article I****Name**

The name of this corporation is La Maison Blanche Townhome Homeowner's Association. INC.

**Article II****Purposes**

The purposes and objects of the corporation are such as are authorized under Chapter 617 of the Florida Statutes and include providing for the maintenance, preservation, administration, and management of La Maison Blanche Townhome Homeowner's Association, a homeowner's association under the Florida Homeowner's Act pursuant to a declaration of covenants, conditions and restrictions executed on July 27, 2001, and recorded on July 31, 2001 [date], in the office of the Clerk of the Circuit Court of the County of Broward, State of Florida, in 3924 [volume and book], beginning at page 155.

The corporation is organized and operated solely for administrative and managerial purposes. It is not intended that the corporation show any net earnings, but no part of any net earnings that do occur shall inure to the benefit of any private member. If, in any taxable year, the net income of the corporation from all sources other than casualty insurance proceeds and other non-recurring items exceeds the sum of (1) total common expenses for which payment has been made or liability incurred within the taxable year, and (2) reasonable reserves for common expenses and other liabilities in the next succeeding taxable year, such excess shall be held by the corporation and used to reduce the amount of assessments that would otherwise be required in the following year. For such purposes, each unit owner will be credited with the portion of any excess that is proportionate to his or her interest in the common elements of the condominium.

**Article III****Members**

Each unit shall have appurtenant to it a membership in the corporation, which membership shall be held by the person or entity, or in common by the persons or entities owning such unit, except that no person or entity holding title to a unit as security for performance of an obligation shall acquire the membership appurtenant to the unit by virtue of the title ownership. In no event may any membership be severed from the unit to which it is appurtenant.

Each membership in the corporation shall entitle the holder or holders of it to exercise that proportion of the total voting power of the corporation corresponding to the proportionate undivided interest in the common elements appurtenant to the unit to which the membership corresponds, as established in the declaration.

**Article IV****Initial Registered Office And Agent**

The street address of the initial registered office of the corporation is 1508 S.E. 3rd Avenue, Fort Lauderdale, FL 33316.

The name of the initial registered agent at the office is East Side Development, Inc.

**Article V****Incorporators**

The name and address of the incorporator of the corporation is as follows:

East Side Development, Inc. 1508 S.E. 3rd Avenue, Fort Lauderdale, FL 33316

**Article VI****Directors**

The number of persons constituting the first board of directors is two [2]. The names and addresses of the directors who are to serve until the first annual meeting of the members or until their successors are elected and qualified are:

Bettina Lambrechts-Talib 450 Victoria Terrace, Fort Lauderdale, FL 33301

Kaizer Talib 450 Victoria Terrace, Fort Lauderdale, FL 33301  
NATWSHA K. TALIB

At the first annual meeting, the members shall elect from among the members of the corporation three (3) directors for a term of one year each at each annual meeting after that the members shall elect from among the membership three (3) directors for a term of one (1) year each.

**Article VII****Officers**

The affairs of the corporation are to be managed by a president, vice president, secretary, and treasurer who will be accountable to the board of administration. Officers will be elected annually in the manner set forth in the bylaws.

The names of the officers who are to serve until the first election of officers are as follows:

Bettina Lambrechts-Talib, President

Kaizer Talib, Vice-President

## Article VIII

### Bylaws

Bylaws regulating operation of the corporation are annexed to the declaration. The bylaws may be amended by the first board of directors until the first annual meeting of members. Thereafter, the bylaws shall be amended by the members in the manner set forth in the bylaws.

## Article IX

### Powers of Corporation

To promote the health, safety, and welfare of the residents of La Maison Blanche Townhome Homeowner's Association condominium, the corporation may:

(1) Exercise all of the powers and perform all of the duties of the association as set forth in the declaration of covenants, conditions and restrictions and in the bylaws attached thereto, as those documents may from time to time be amended.

(2) Determine, levy, collect, and enforce payment by any lawful means of all assessments for common charges, and pay such common charges as the same become due.

(3) Engage the services of a professional corporate management agent and delegate to the agent any of the powers or duties granted to the association of unit owners under the declaration or bylaws other than the power to engage or discharge the agent; the power to adopt, amend and repeal the provisions of it, or of the declaration, bylaws, or rules and regulations of the association.

(4) Take and hold by lease, gift, purchase, devise or bequest any property, real or personal, including any unit in the association, borrow money and mortgage any property to finance the acquisition of it on the vote of 75% percent of members, and transfer, lease, and convey any such property.

(5) Dedicate or otherwise transfer all or any portion of the common areas to any municipality, public agency, authority or utility on the approval of 75% percent of the members.

(6) Have and exercise any and all rights, privileges and powers which may be held or exercised by corporations not for profit generally under Chapter 617 of the Florida Statutes, or by associations of unit owners under Fla. Stat. § 617.301 et. seq.

## Article X

### Dissolution

This corporation may be dissolved at any time with the written consent of all the members to it. On dissolution, the assets of the corporation shall be dedicated to an appropriate municipality, public agency or authority to be used for purposes similar to those for which the corporation is organized. In the event such dedication is not accepted, such assets shall be conveyed or assigned to any nonprofit corporation, association, or other organization devoted to purposes similar to those for which this corporation is organized.

In witness, we, the undersigned, being the incorporators of this corporation, have, for the purpose of forming this nonprofit corporation under the laws of the State of Florida, executed these articles of incorporation on 01/3/2001 (date).

  
for East Side Development, Inc.

**FILED**  
01 AUG 16 PM 4:00  
SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

**CERTIFICATE OF DESIGNATION  
REGISTERED AGENT / REGISTERED OFFICE**

Pursuant to the provision of section 607.0501, Florida Statutes, the undersigned corporation, organized under the laws of the State of Florida, submits the following statement in designating the registered office/registered agent, in the State of Florida.

1. The name of the corporation is

LA MAISON BLANCHE TOWNHOME HOMEOWNER'S ASSOCIATION INC.

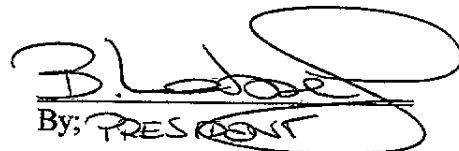
2. The name and address of the registered agent and office is:

EAST SIDE DEVELOPMENT, INC.  
1508 SE 3<sup>RD</sup> AVENUE  
FORT LAUDERDALE, FL 33316

  
By: PRESIDENT

8/13/2001  
Date;

Having been named as registered agent and to accept service of process for the above stated corporation at the place designated in this certificate, I hereby accept the appointment as registered agent and agree to act in this capacity. I further agree to comply with the provisions of all statutes relating to the proper and complete performance of my duties, and I am familiar with and accept the obligation of my position as registered agent.

  
By: PRESIDENT

8/13/01  
Date