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NAME:

Goldberg, Young & Borkson, P.A. Attorneys at Law 1630 North Federal Highway Et. Lauderdale, Plorida 33305

TELEPHONE NO.: 305-564-1411

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W. P. Verifyer

ARTICLES OF THEORPHRATION OF GRENADIER LAKES AT WELLERY CONDOMINION, INC. A Floride Corporation Not-For-Profit

The undersigned incorporator, for the purpose of forming a corporation not-for-profit pursuant to the laws of the State of Florida, Florida Statut Chapter 617, hereby adopts the following Articles of Incorporation:

ARTICLE I - NAME

The name of the corporation is "GRENADIER LAKES AT WELLERY COMDOMINIUM, INC.," a Florida corporation not-for-profit, hereinafter referred to as the "ASSOCIATION."

ARTICLE II - PURPOSE

The purposes for which the ASSOCIATION is organized are as follows:

- To operate as a corporation not-for-profit pursuant to Chapter 617 of the Florida Statutes.
- 2. To operate one or more of the CONDOMINIUMS which may be established from time to time within the property legally described in Exhibit "A" attached hereto, pursuant to the Florida CONDOMINIUM ACT. The first CONDOMINIUM the ASSOCIATION will operate is GRENADIER LAKES AT WELLEBY, A CONDOMINIUM. The DEVELOPER shall determine which other CONDOMINIUM(S) established within the property described in Exhibit "A," if any, will be operated by the ASSOCIATION, pursuant to the DECLARATION of any such other CONDOMINIUM.
- 3. To promote the health, safety, welfare, comfort, and social and economic benefit of the members of the ASSOCIATION.

ARTICLE 111 - DEFINITIONS

The terms used in these ARTICLES and the SYLAWS shall have the same definitions and meanings as those set forth in the Declaration of Condominium of GRENADIER LAKES AT WELLEBY, A CONDOMINIUM, and in the CONDOMINIUM ACT, unless herein provided to the contrary, or unless the context otherwise requires. In addition, if the ASSOCIATION operates more than one (1) CONDOMINIUM, the following definitions shall apply:

- CONDOMINIUM shall mean and refer to GRENADIER LAKES AT WELLEBY, A
 CONDOMINIUM, and/or any other Condominium established within the property
 described in Exhibit "A" which the ASSOCIATION is to operate as provided in
 its DECLARATION.
- 2. DECLARATION shall mean and refer to the Declaration of Condominium of GRENADIER LAKES AT WELLEBY, A CONDOMINIUM, and/or any other Declaration of Condominium submitting property within Exhibit "A" to the CONDOMINIUM FORM OF OWNERSHIP which provides that the CONDOMINIUM will be operated by the ASSOCIATION, and any amendments to such DECLARATIONS.
 - 3. UNIT shall mean and refer to a CONDOMINIUM UNIT within a CONDOMINIUM.

ARTICLE IV - POWERS AND DUTIES

The ASSOCIATION shall have the following powers and duties:

- 12 All of the common law and statutory powers of a corporation not-for-profit under the laws of the State of Florida, and the statutory powers set forth in the CONDOMINIUM ACT.
- 2. To administer, enforce, carry out and perform all of the acts, functions, rights and duties provided in, or contemplated by, a DECLARATION, either expressed or implied, and to take any action reasonably necessary or appropriate to operate a CONDOMINIUM pursuant to its DECLARATION, including, but not limited to, the following:

EXHIBIT "D" TO DECLARATION OF CONDOMINIUM

- to own, purchase, self, mortgage, encumber, lease, administer, manage, operate, maintain, improve, repair and/or replace real and personal property.
- b. To make and collect ASSESSMENTS against members of the ASSOCIA-TION to defray the costs, expenses and losses incurred or to be incurred by the ASSOCIATION, and to use the proceeds thereof in the exercise of the ASSO-CIATION'S powers and duties.
- 3. To maintain, repair, replace, reconstruct, add to, and operate a CON-DOMINIUM, and other property acquired or leased by the ASSOCIATION for use by its members.
- 4. To purchase insurance upon a CONDOMINIUM and insurance for the protection of the $\Lambda SSOCIATION$, its directors, officers and members, and such other parties as the $\Lambda SSOCIATION$ may determine.
- 5. To make and amend reasonable rules and regulations for the maintenance, conservation and use of the UNITS, COMMON ELEMENTS, recreational facilities, and other areas within a CONDOMINIUM or owned by the ASSOCIATION, and for the health, comfort, safety, welfare, and benefit of the ASSOCIATION'S members.
- 6. To approve or disapprove the sale, transfer and leasing of UNITS as may be provided by an applicable DECLARATION.
- 7. To enforce by legal means the provisions of the CONDOMINIUM ACT, a DECLARATION, these ARTICLES, the BYLAWS, and the Rules and Regulations of the ASSOCIATION.
- 8. To contract for the management and maintenance of a CONDOMINIUM and to authorize a management agent or company (which may be the DEVELOPER or an affiliate of the DEVELOPER) 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, as well as exercising such other powers and rights delegated to it by the ASSOCIATION, which powers and rights are vested in the ASSOCIATION by virtue of a DECLARATION, these ARTICLES, the BYLAMS and the CONDOMINIUM ACT. The ASSOCIATION and its officers shall, however, retain at all times the powers and duties granted by a DECLARATION and the CONDOMINIUM ACT, including, but not limited to, the making of ASSESSMENTS, promulgation of rules, and execution of contracts on behalf of the ASSOCIATION.
- 9. To employ personnel necessary to perform the obligations, services and duties required of or to be performed by the ASSOCIATION and for the proper operation of a CONDOMINIUM and/or to contract with others, for the performance of such obligations, services and/or duties.

ARTICLE V - MEMBERS

The members of the ASSOCIATION shall consist of all of the record owners of UNITS. Membership shall be established as to each UNIT upon the recording of a DECLARATION, or any amendment to a DECLARATION, submitting the property which includes the UNIT to the CONDOMINIUM FORM OF OWNERSHIP. Upon the transfer of ownership of fee title to, or fee interest in, a UNIT, whether by conveyance, devise, judicial decree, foreclosure, or otherwise, and upon the recordation amongst the public records in the county in which the CONDO-MINIUM is located of the deed or other instrument establishing the acquisition and designating the UNIT affected thereby, the new UNIT OWNER designated in such deed or other instrument shall thereupon become a member of the ASSOCIA-TION, and the membership of the prior UNIT OWNER as to the UNIT designated shall be terminated, provided, however, that the ASSOCIATION shall not have the responsibility or obligation of recognizing any such change in membership until it has been delivered a true copy of the applicable deed or other instrument, or is otherwise informed of the transfer of ownership of the UNIT. Prior to the recording of any DECLARATION, the incorporator shall be the sole member of the ASSOCIATION.

- 2. The share of each member in the fonds and assets of the ASSOCIATION, the COMMON ELEMENTS and the COMMON SURPLUS, and any membership in this ASSOCIATION, cannot be assigned, hypothecated or transferred in any manner except as an appurtonance to the UNIT for which that membership is established.
- 3. On all matters upon which the membership shall be entitled to vote, there shall be only one vote for each UNIT. In the event any UNIT is owned by more than one person and/or by an entity, the vote for such UNIT shall be cast in the manner provided by the BYLAWS. Any person or entity owning more than one UNIT shall be entitled to one vote for each UNIT owned.
- 4. The BYLAWS shall provide for an annual meeting of the members of the ASSOCIATION and shall make provision for special meetings.
- 5. In the event the ASSOCIATION operates more than one CONDOMINIUM membership in the ASSOCIATION may be divided into classes for each such CONDOMINIUM pursuant to the BYLANS, so that matters relating to only one CONDOMINIUM will be voted upon only by the members who own UNITS in the CONDOMINIUM.

ARTICLE VI - INCORPORATOR

The name and street address of the incorporator is: GRENADIER LAKES AT WELLEBY, LTO., a Florida limited partnership, 10968 Royal Palm Boulevard, Coral Springs, Florida 33065.

ARTICLE VII

INITIAL REGISTERED OFFICE ADDRESS AND NAME OF REGISTERED AGENT

The street address of the initial registered office of the ASSOCIATION is 11180 Royal Palm Boulevard, Coral Springs, Florida 33065. The initial registered agent of the ASSOCIATION at that address is LEON MAYERCHAK.

ARTICLE VIII - DIRECTORS

- 1. The property, business and affairs of the ASSOCIATION shall be managed by a BOARD which shall consist of not less than three (3) directors, and which shall always be an odd number. The BYLAMS may provide for a method of determining the number of directors from time to time. In the absence of a determination as to the number of directors, the BOARD shall consist of three (3) directors. Except for directors appointed by the DEVELOPER, and except to the extent required in order to elect a full BOARD due to the unwillingness of UNIT OWNERS to serve on the BOARD, directors are required to be UNIT OWNERS, or a shareholder, director, officer or partner of an entity which owns a UNIT.
- 2. All of the duties and powers of the ASSOCIATION existing under the CONDOMINIUM ACT, a DECLARATION, these ARTICLES and the BYLAWS shall be exercised exclusively by the BOARD, its agents, contractors or employees, subject to approval by the members only when specifically required.
- 3. Initially the DEVELOPER shall have the right to appoint all of the directors. When members other than the DEVELOPER own fifteen (15%) percent or more of the UNITS in any CONDOMINIUM that will be operated ultimately by the ASSOCIATION, the members other than the DEVELOPER shall be entitled to elect not less than one-third (1/3) of the directors. Members other than the DEVELOPER shall be entitled to elect not less than a majority of the directors upon the earlier of the following:
- a. Three (3) years after fifty (50%) percent of the UNITS that will be operated ultimately by the ASSOCIATION have been conveyed to purchasers;
- b. Three (3) months after ninety (90%) percent of the UNITS that will be operated ultimately by the ASSOCIATION have been conveyed to purchasers;
- c. When all of the UNITS that will be operated ultimately by the ASSOCIATION have been completed, some of them have been conveyed to purchasers, and none of the others are being offered for sale by the DEVELOPER in the ordinary course of business; or

d. When fine of the UNITS have been conveyed to purchasers and none of the others are being constructed or offered for sale by the BEVFLOPER in the ordinary course of business;

The DEVELOPER is entitled to elect at least one director as long as the DEVELOPER holds for sale in the ordinary course of business at least five (51) percent of the UNITS that will be operated ultimately by the ASSOCIATION. Thereafter all of the directors shall be elected by the members in the manner determined by the BYLAWS.

Notwithstanding the foregoing, the DEVELOPER may waive its right to elect one or more directors which it is entitled to elect, by written notice to the ASSOCIATION, and thereafter such directors shall be elected by the members.

- 4. Within sixty (60) days after the members other than the DEVELOPER are entitled to elect one or more directors, the ASSOCIATION shall call, and give not less than thirty (30) days or more than forty (40) days notice of, a meeting of members to elect the directors which the members are then entitled to elect. The meeting may be called and the notice given by any UNIT OWNER if the ASSOCIATION fails to do so. Thereafter, the directors which the members are entitled to elect shall be elected at the annual meeting of the members
- 5. Directors may be removed and vacancies on the BOARD shall be filled in the manner provided by the BYLAMS, however any director appointed by the DEVELOPER may only be removed by the DEVELOPER, and any vacancy on the BOARD shall be appointed by the DEVELOPER if, at the time such vacancy is to be filled, the number of directors appointed by the DEVELOPER is less than the maximum number of directors which may, at that time, be appointed by the DEVELOPER as set forth above.
- 6. In the event the ASSOCIATION operates more than one CONDOHINIUM, the BYLAWS may provide a means by which the BOARD will be comprised of at least one UNIT OWNER from each CONDOMINIUM operated by the ASSOCIATION, unless no UNIT OWNER from a CONDOMINIUM is nominated and/or is able and willing to serve as a director.
- 7. The names and addresses of the initial directors who shall hold office until their successors are appointed or elected, are as follows:

LEON MAYERCHAK 11180 Royal Palm Blvd. Coral Springs, FL 33065 POLA MAYERCHAK 11180 Royal Palm Blvd. Coral Springs, FL 33065

. MICHAEL MAYER 11189 Royal Palm Blvd, Coral Springs, FL 33065

ARTICLE 1X - OFFICERS

The officers of the ASSOCIATION shall be a president, vice president, secretary, treasurer and such other officers as the BOARD may from time to time by resolution create. The officers shall serve at the pleasure of the BOARD, and the BYLAHS may provide for the removal from office of officers, for filling vacancies, and for the duties of the officers. The names of the officers who shall serve until their successors are designated by the BOARD are as follows:

President LEON MAYERCHAK

Vice President POLA MAYERCHAK

Secretary/Treasurer MICHAEL HAYER

ARTICLE X - INDEMNIFICATION

1. The ASSOCIATION shall indemnify any person who was or is a party, or is threatened to be made a party, to any threatened, pending or contemplated action, suit or proceeding, whether civil, criminal, administrative or investigative (other than an action by or in the right of the ASSOCIATION) by

reason of the fact that he is or was a disceptor, employee, officer or agent of the ASSOCIATION, against emeases (tackeding attorneys) fees and applicable attorneys' fees), judgments, fines and appents paid in settlement actually and reasonably incurred by him in connection with the action, selt or proceeding If he acted in good fatth and in a minner he reasonably believed to be in, or not opposed to, the best interest of the ASSOCIATION; and with respect to any criminal action or proceeding, it he had no reasonable cause to believe his conduct was unlawful; except, that no indeanification shall be made in respect to any claim, issue or matter as to which such person shall have been adjudged to be liable for gross negligence or willful misteasunce or malfeasance in the performance of his duty to the ASSOCIATION unless and only to the extent that the court in which the action or sult was brought shall determine, upon application, that despite the adjudication of liability, but in view of all the circumstances of the case, such person is fairly and reasonably entitled to indemnity for such expenses which the court shall deem proper. The termination of any action, suit or proceeding by judgment, order, settlement, conviction, or upon a plea of nolo contendere or its equivalent shall not, in and of itself, create a presumption that the person did not act in good faith and in a manner which he reasonably believed to be in, or not opposed to, the best interest of the ASSOCIATION; and with respect to any criminal action or proceeding, that he had no reasonable cause to believe that his conduct was unlawful.

- 2. To the extent that a director, officer, employee or agent of the ASSOCIATION has been successful on the merits or otherwise in defense of any action, suit or proceeding referred to in Paragraph 1 above, or in defense of any claim, issue or matter therein, he shall be indemnified against expenses (including attorneys' fees and appellate attorneys' fees) actually and reasonably incurred by him in connection therewith.
- 3. Any indemnification under Paragraph 1 above (unless ordered by a court) shall be made by the ASSOCIATION only as authorized in the specific case upon a determination that indemnification of the director, officer, employee or agent is proper under the circumstances because he has met the applicable standard of conduct set forth in Paragraph 1 above. Such determination shall be made (a) by the BOARD by a majority vote of a quorum consisting of directors who were not parties to such action, suit or proceeding, or (b) if such quorum is not obtainable or, even if obtainable, if a quorum of disinterested directors so directs, by independent legal counsel in written opinion, or (c) by approval of the members.
- 4. Expenses incurred in defending a civil or criminal action, suit or proceeding may be paid by the ASSOCIATION in advance of the final disposition of such action, suit or proceeding as authorized by the BOARD in the specific case upon receipt of an undertaking by or on behalf of the directors, officer, employee or agent to repay such amount unless it shall ultimately be determined that he is entitled to be indemnified by the ASSOCIATION as authorized herein.
- 5. The indemnification provided herein shall not be deemed exclusive of any other rights to which those seeking indemnification may be entitled under the laws of the State of Florida, any BYLAW, agreement, vote of members or otherwise; and as to action taken in an official capacity while holding office, shall continue as to a person who has ceased to be a director, officer, employee, or agent and shall inure to the benefit of the heirs, executors and administrators of such a person.
- 6. The ASSOCIATION shall have the power to purchase and maintain insurance on behalf of any person who is or was a director, officer, employee or agent of the ASSOCIATION, or is or was serving at the request of the ASSOCIATION as a director, officer, employee or agent of another corporation, partnership, joint venture, trust or other enterprise, against any liability asserted against him and incurred by him in any such capacity as arising out of his status as such, whether or not the ASSOCIATION would have the power to indemnify him against such liability under the provisions of this ARTICLE.

ARTICLE XI - BYLAWS

The first BYEAMS shall be adopted by the BOARD and may be altered, amended or rescinded in the manner provided by the BYEAMS.

ARTICLE XII - AMENDMENTS

Amendments to these ARTICLES shall be proposed and adopted in the following manner:

- 1. A majority of the BOARD shall adopt a resolution setting forth the proposed amendment and directing that It be submitted to a vote at a meeting of the members, which may be the annual or a special meeting.
- 2. Written notice setting forth the proposed amendment or a summary of the changes to be effected thereby shall be given to each member entitled to vote thereon within the time and in the manner provided in the BYLAWS for the giving of notice of meeting of members. If the meeting is an annual meeting, the proposed amendment or such summary may be included in the notice of such annual meeting.
- 3. At such meeting, a vote of the members entitled to vote thereon shall be taken on the proposed amendment. The proposed amendment shall be adopted upon receiving the affirmative vote of a majority of the votes of the entire membership of the ASSOCIATION.
- 4 Any number of amendments may be submitted to the members and voted upon by them at any one meeting.
- 5. If all of the directors and all of the members eligible to vote sign a written statement manifesting their intention that an amendment to these ARTICLES be adopted, then the amendment shall thereby be adopted as though the above requirements had been satisfied.
- 6. No amendment shall make any changes in the qualifications for membership nor in the voting rights or property rights of members without approval by all of the members and the joinder of all record owners of mortgages upon the UNITS. No amendment shall be made that is in conflict with the CONDOMINIUM ACT or a DECLARATION. Prior to the closing of the sale of all UNITS that will be ultimately operated by the ASSOCIATION, including UNITS in all phases in a CONDOMINIUM as contemplated by its DECLARATION, no amendment shall make any changes which would in any way affect any of the rights, privileges, powers or options herein provided in favor of, or reserved to, the DEVELOPER, unless the DEVELOPER shall join in the execution of the amendment, including, but not limited to, any right of the DEVELOPER to appoint directors pursuant to ARTICLE VIII.
- 7. No amendment to these ARTICLES shall be made which discriminates against any UNIT OWNER(S), or affects less than all of the UNIT OWNERS within a CONDOMINIUM, without the written approval of all of the UNIT OWNERS so discriminated against or affected. In the event the ASSOCIATION operates more than one CONDOMINIUM, no amendment to these ARTICLES shall be made which discriminates against the UNIT OWNERS in any CONDOMINIUM(S), or affects the UNIT OWNERS in less than all of the CONDOMINIUMS operated by the ASSOCIATION, without the written approval of a majority of the UNIT OWNERS within the CONDOMINIUM(S) so discriminated against or affected. No amendment to these ARTICLES shall be made which would discriminate against or affect, the future rights of any UNIT OWNER in any CONDOMINIUM which may be constructed on any portion of the property described in Exhibit "A," without the written approval of the owner of the property on which the CONDOMINIUM(S) so discriminated against or affected may be constructed. No amendment shall be made deleting any portion of the property described in Exhibit "A" of these ARTICLES without the written approval of the owner of the property which is intended to be deleted.
- 8. Upon the approval of an amendment to these ARTICLES, articles of amendment shall be executed and delivered to the Department of State as provided by law, and a copy certified by the Department of State shall be recorded in the public records of the county in which the CONDOMINIUM is located.

WHEREFORE, the incorporator, and the initial Registered Agent, have executed these ARTICLES on this for day of the first 1956 GRENADIER LAKES AT WELLERY, LTD. a Florida limited partnership BY: POLMAR AT WELLESY, INC., a Florida corporation. General Partner STATE OF FLORIDA **SS:** COUNTY OF BROWARD The foregoing instrument was acknowledged before me this 14 day of 1974, by 1974, by of POLMAR AT WELLEBY, INC., a Florida Corporation, General Partner of GRENADIER LAKES AT WELLEBY, LTD., a Florida limited partnership on behalf of the partnership, as Incorporator, and as Registered Agent. State of Florida at Large (Notary Seal) 'My Commission expires: MOTARY PURLIC STATE OF FLORICA MY COMMISSION, EXPIRES AND TO 17 PM Economy from General 1815, endenhances THIS INSTRUMENT PREPARED BY: Eric A. Simon, Esq. GOLDBERG YOUNG & BORKSON, P.A. 2881 East Commercial Boulevard Fort Lauderdale, Florida 33308

EAS:eju(CNDO 1) 10/13/83(1)

ARTICLES OF INCORPORATION

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GRENADIER LAKES AT WELLEBY CONDOMINIUM, INC.

A PORTION OF LAND, BEING A PORTION OF PARCEL "C", "WELLEBY UNIT FIVE", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 109, PAGE 36 OF THE PUBLIC RECORDS OF BROWARD COUNTY, PLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL OF SAID PARCEL "C" LESS AND EXCEPTING THERE FROM THE FOLLOWING DESCRIBED LANDS:

BEGIN AT THE SOUTHWEST CORNER OF SAID PARCEL "C" (SAID POINT BEING ON THE EASTERLY RIGHT-OF-WAY LINE OF N.W. 95TH TERRACE); THENCE ALONG SAID RIGHT-OF-WAY LINE NORTH 01° 27' 47" WEST FOR A DISTANCE OF 78.67 FEET; THENCE NORTH 88° 32' 13" EAST FOR A DISTANCE OF 237.42 FEET TO A POINT ON THE BOUNDARY OF SAID PARCEL "C"; THENCE SOUTHEASTERLY ALONG A CIRCULAR CURVE TO THE LEFT HAVING A RADIUS OF 65.00 FEET AND A CENTRAL ANGLE OF 26° 47' 35" FOR AN ARC DISTANCE OF 30.40 FEET; THENCE TANGENT TO SAID CURVE SOUTH 01° 27' 47" EAST FOR A DISTANCE OF 244.40 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING IN SECTION 20, TOWNSHIP 49 SOUTH, RANGE 41 EAST, CITY OF SUNRISE, BROWARD COUNTY, FLORIDA AND CONTAINING 12.833 ACRES (559.007 SQUARE FEET) MORE OR LESS.

SUBJECT TO ALL EASEMENTS, RESERVATIONS AND RIGHTS-OF-WAY OF RECORD.

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To Do Business in Florida 5 Date of identification Number (FEIN) Lust Regent Tarmer and Street Addresses of Bach Officer and Ciroctor, as of December 31, 1984 Street Ada ers of Each traines of Officers and Directors Title Officer and Continuers

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D. W. McKinnon, Director Division of Corporations 904/487-6000

FLORIDA DEPARTMENT OF STATE George Firestone Secretary of State

Mrs. Nettie Sims, Chief Bureau of Corporate Records 904 487-6900

June 5, 1986

GRENADIER LAKES AT WELLEBY CONDOMINIUM c/o Leon Mayerchak
Post Office Box 9139
Coral Springs, Florida 33075

SUBJECT: GRENADIER LAKES AT WELLEBY CONDOMINIUM, INC.

Reference: N01977

Debit #: 2298-B

This letter is to advise you that as of May 23, 1986 your 1986 Annual Report for the above corporation was cancelled and is not considered filed because of nonpayment of your returned check #5.

Chapter 607, Florida Statutes, requires us to give at least 90 days notice of our intent to involuntarily dissolve a Florida corporation for failure to file the annual report and pay the filing fee. This will serve as your notice that your corporation will be involuntarily dissolved if this report is not filed and the fee of \$20.00 is not paid within the next 90 days.

To expedite service, please send your response to:

MRS. CATHY CARROLL
DIVISION OF CORPORATIONS
409 EAST GAINES STREET
TALLAHASSEE, FL 32301

If you have any questions concerning this matter, please call (904) 487-6937.

Sincerely,

(Mrs.) Cathy Carroll Administrative Secretary Bureau of Corporate Records

CC:mjb

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RECEIPT FOR CERTIFIED MAIL 9

NO INSURANCE COVERAGE PROVIDED NOT FOR INTERNATIONAL MAIL

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DOMESTIC RETURN RECEIPT	NO1977

CORPORATION



FLORIDA DEPARTMENT OF STATE

ANNUAL REPORT			TO STATE		0171	
. Filing	Read Notice Fee of \$20 Re	end Instructions of	n Other Side Befor Checks Payab	re Making E	ntries P cretary of State	
1 Name and Address of Corporation Prin			Onceke , uyao	2. Ente	Change of Address of Copporation Principal of P.O. Box Number-Mook is NOT Sufficient	
NO1977 CRENADIER LAKES AT WE	LLEBY COND	O OMINIUM, INC	-	Street Ad		_
9645 N. U. 4TH STREET PO 80X 9139				P.O Boa	No 22 OLS 8467 5/18/36	-
CORAL SPRINCS, FL 33	urs			City and	State 23	21 <u></u> 1: 20•1:
If above address is inco in item 2. Include Zip C	rrect in any way lei ode	nter the correct aggr		Zip Code	24	-
Date incorporated or Qualified D3/ To 0.5 8-is ness in Florida	15/1984	4 Federal Emplo Identification N			5 Date of DV18/1985	=
6 Names and Street Addresses of Each O	fficer and Director	as of December 31	1985			~= •
Names of Officers and Directors	Title 2	Q:	et Address of Each icer and Director Post Office Box Nu	mbers)	City and State	
MAYEROHAK, LEON	P/0	9645 Nu 41	H STREET		CORPL SPRINGS, FL	
MAYER, MICHAEL	5/1/0	9645 Nu 41	H STREET		CORAL SPRINGS, FL	
PPODJITZ. KON	 0	3535 NU 94	TH AVE.		SURISE: PL.	
FELDMAN, MORT	D	9645 NW 4	TH STREET		CORAL SPRINGS, FL	1
6/17/86-New	74	GISTERED AG	ENT INFORMAT	TION		
MANEROHAK, LEON			Name 81	C seame good	Address of New Reg:현상2 Agi()년 모마 다	
9645 NU 4TH STREET					₽ 0	
COPAL SPRINGS, FL 33065	5		•		e Dr., Suite J-4	
			Coral S	prings	~ 1 ;	
9. Purs in the the proximination of Sections 6 this statement for the purpose of changing Such diving with authorized by resolution. It through accept the appointment of regist	Culy adopted by its	board of directors on	a don' in the State of	* * 10119# 	nted under the laws of the State of Florida, submits	CASSON
SIGNATURE L			ept the obligations of	, section 507	DATE	O3 (1.86)
(Registered Agant Ac		ial les requires f	or Registered Ag	ent change		Ē
Centry That I are An Other of the I	Corporation, the Re Signature Qe The	atherions under instrictions of Trustee En s Report Shaff Have	onnwered in Execute	This Report	ac Bandlad by Charles for Ce	
San Comment of the san	11.10	Titte			Telephane Bun Cor	
Leon Mayerchak		Presiden	t/Director	<u>.</u>	(305) 753-3707	
1.20 not 1120 may 1.	TAR PAR PROPERTY	00000	an a			(8)

CERTIFICATE OF STATUS DESIRED

DEBLI MEMORANDUM

TO: DEPARTMENT OF STATE

STATE OF FLORIDA OFFICE OF STATE TREASURER TALLAHASSEE, FLORIDA

FOR OFFICIAL USE ONLY

DATE

MINNER

			_ <u></u>	
Fund		Amount	Reason Returned	Key#
GENERAL REVENUE	s		INSUFFICIENT FUNDS	1
TRUST	s	ಕಷ್ಕ :	ACCOUNT CLOSED	2
OTHER	s		UNCOLLECTED FUNDS	3
TOTAL	s	30.00+	OTHER	4

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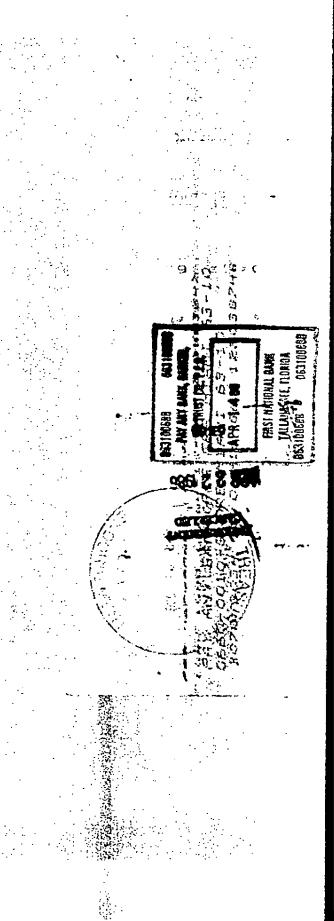
The above named fund(s) has been reduced by the amount of this check(s) under authority of Section 215.34, F.S.

GRAND TOTAL

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TWENTY DOLLARS_AND_00/100---GRENADTER LAKES AT WELLERY port 1986042186 630018 77 · 1:05 70 1 18951; SIGNATURE NOT LIKE ON FILE いよなこのはあた





D. W. McKinnon, Director Division of Corporations 904/487-8000

FLORIDA DEPARTMENT OF STATE George Firestone Secretary of State

Mrs. Nettie Sims, Chief Bureau of Corporate Records 904/487-6900

June 5, 1986

GRENADIER LAKES AT WELLEBY CONDOMINIUM c/o Leon Mayerchak Post Office Box 9139 Coral Springs, Florida 33075

SUBJECT: GRENADIER LAKES AT WELLEBY CONDOMINIUM, INC.

Reference: N01977

Debit #: 2298-B

This letter is to advise you that as of May 23, 1986 your 1986 Annual Report for the above corporation was cancelled and is not considered filed because of nonpayment of your returned check #5.

Chapter 607, Florida Statutes, requires us to give at least 90 days notice of our intent to involuntarily dissolve a Florida corporation for failure to file the annual report and pay the filing fee. This will serve as your notice that your corporation will be involuntarily dissolved if this report is not filed and the fee of \$20.00 is not paid within the next 90 days.

To expedite service, please send your response to:

MRS. CATHY CARROLL DIVISION OF CORPORATIONS 409 EAST GAINES STREET TALLAHASSEE, FL 32301

If you have any questions concerning this matter, please call (904) 487-6937.

Sincerely,

(Mrs.) Cathy Carroll Administrative Secretary Bureau o: Corporate Records

CC:mjb

CORPORATION

ANNUAL REPORT 1986



TO DAIL A DEPLARAMENT OF STATE (FLORE A DEPARTMENT OF THE STATE OF T

	متطاو				**	
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9645 N.W. 4TH STREET PO BOX 9139	, .		•	P O Box 2:0 72		
CORAL SPRINGS, FL 3307	'5 , '			Oty and State 23		<u></u>
If above address is incorrectly item 2 Include Zip Code		ter the correct address		Zip Code 24		
Date - reconsisted or Qualified	V1984	4. Federal Employe Identification Nu		5 Date of Last Re		985
6 Names and Stront Addresses of Each Office	r and Director, a	ss of Oocember 31, 19	r 8 5			
Names of Officers and Directors	Title 2	Offic	Address of Each er and Director Post Office Box Num	ibers) 4	City and Str	itę :
NAVEROHAK, LEON	P/0	9645 NJ 4TH	STREET	CORPL	SPRINGS, F	Ľ
MAYER, MICHAEL	5/1/0	9645, N J 4TH	I STREET	CORPL	SPRINCS, F	L .
PPCOWITZ, KEN		3533 NJ 941	H AVE.	SURT	E. Ft.	
FELDMAN, MORT	D	9645 NW 4	TH STREET	CORAL	SPRINGS,	FL
	AE	GISTERED AGE	ENT INFORMAT	ION		
/ Name and Address of Curre	ent Registered A	qent	·	Norm and Andress of	New Registered Ap	eni
MEMEROHAK, LEON			Name 81			
9645 NU 4TH STREET			Street Address (D	NOT Use P.O. Box Nu	mbur 62	
CCRAL SPRINGS, FL 33065			1	verside Dr.		
			City and State 83	174874 AG** 6416**	į.	is Code 84
			Coral S		FL.	33075
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I become accept the appointment of register	nd agent I am la	amiliar with land acce	int the onligations of	, Section 607,325 F.S	OATE	
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	\$3.00 additio	nal fee required f	or Registered Ag	ent changes.		
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Leon Mayerchak		Presider	nt/Directo	: (3.05)		7
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FILE NOW! ANNUAL REPORT DELINQUENT AFTER JULY 1, 1987

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to to me and Street Addresses of Each Officer or		31 1020		
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MAYER, MICHEL	CATAD DEAD NA			•
	S/T/D 9645 NJ	4IM SIME!	CORPL SPRINGS, FL	
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	30-31.		CORAL SPRINGS, FL.	
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REGISTERED AGENT INF	ORMATION	5 Name	and Address of New Registered Agent	
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MAYEROHAK, LEON		1 2007 1207 1407		
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CONFL SPRINGS, FL 33065				
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\$5 Additional Fee --required for a

FILE NOW! ANNUAL REPORT DELINQUENT AFTER JULY 1ST.

CORPORATION

ANNUAL REPORT



FLORIDA DEPARTMENT OF STATE

LIM Smith

Secretary of State

OVISION OF CORPORATIONS

DO NOT WRITE IN THIS SPACE.

Filing Fee of \$25 Required — Make Checks Payable To: Secretary of State

1. Name and Address of Corporation Pranciple Office

N01977

GRENADIER LAKES AT WELLEBY CONDONINIUM, INC. 7645 N.W. 4TH STREET

PO_BOX_9139

COBAL SPRINGS PL 33075

 Enter Change of Address of Corporation Principal Office, P.O. Box Number Alone is NOT Sufficient C/O. GDG. Services; Inc. Street Address 21

3200 N. 29th Ave.

City and State 23

Hollywood, FL 33020

If scores edities is incorrect in any ear, when the correct address in semi 2, include 2p Code

3 Come Protect and or Qualified To the Symmets of Princes 03/15/19	3 Federal Employer Heinstealen Munder (FEISH)	5. Dere of
To Missione and Other Addresses of Each Officer and D	eector, as of December 31, 1967	
Variet of Officers. and Descripts	Street Address of Each Title Officer and Director 3 (Do. 1907) Use Post Office Box Humbersy	City and State
MAYBREMAK, LESN Barnett, Mark	P/D 9645 NW 4TH STREET 3667 NW 94 Ave.	CARAL SERIOUS: FL

Barnett, Mark	3667 NW 94 Ave.	Sunrise, FL
	9645 NW 4TH STREET	CORAL PROPERTY
	3627 NW 94 Ave.	Sunrise, FL
PREDVAS MORT	9545 N.W. ATH ST	- CONTRACTOR TO
Stephens, Harriet S	3621 NW 94 Ave.	Sunrise, PL
Mendelsohn, Debbie	3654 NW 95 Terrace	Sunrise, FL
		Maria San San San San San San San San San Sa

Aloisio, Joseph Asst.S 3632 NW 95 Terrace Sunrise, PL

REGISTERED AGENT INFORMATION

There are transco of Career Programme Agen

HATERCHAKT TEBUR

}::45-4W-49H-91REBT

GCFAL-SERTHIGG:- PS-33965

6 Name and Address of New Registered A

C/O TIVINAN & KAPLAN
Stroid Address 1 (Do NOT Use PO Box Number) 82

14th Fl-Courthouse Tower

Street Address 2 (Do NOT Use P.O. Box Painter) 83

Cry and State 84 Miami FL. 33130

A Property to the provisions of Sections 617 (034 and 917 037). Floride Stateline the interpretation of conformation under the least of the State of Floride, submits the statement of the statem

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and the Astrophysical Contestants france in Crise	M	0/	07

GRENADIER LAKES AT WELLEBY CONDOMINIUM, INC.

c/o GDG SERVICES, INC. 3200 N. 29th AVENUE HOLLYWOOD, FL 33020 Strp Charge of Labels MCCortileton Principal Office P.O. Box Number Atons a NOT Surficient

SHOW ACCOUNTS SEE FLORIDA

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BCY 9-1-89

REGISTERED AGENTINFORMATION

MICHAEL HYMAN c/o HYMAN & KAPLAN 14th FLOOR - COURTHOUSE TOWER 44 W. FLAGLER STREET MIAMI, FL 33130 Spread Secretar TiBo HOT Uso PO Hos Hundary 62

from Annies 2 (Do HOT Use P.O. B. - Nomer | 83

Pate Note Calde Ad.

7. Favris Statute: To active named corporation, recognished unique are laws of the State of Florida, sudmiss are successful to both in the State of Florida.

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THIS ANNUAL REPORT WILL BE DELINQUENT AFTER JULY 1ST FILE NOW!

CORPORATION

ANNUAL REPORT 1990



FLIGHTIA DEPARTMENT OF STATE im Smir. Societary of State DIVISION OF CORPORATIONS

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Filing	Fee of \$35 Required — Make Checks Payable To: Secretary of	State

Name and Appress of Corporation Principal Office

N01977

59-2816763

2. If Adordalish Bledd February Printing any may be the Correct actings below. P.O. Box countries along it P.O.T. software. The fe of the corporation can be changed pary by filling an amerysmen

Street Address 21

Rick Call CORPORATI

P.O Box No. 22

City and State 23, ."

Safetinine.

Zio Code 24:

MAY 1 8 1990

3. Date incorporated or Qualified

ZIP + 4 PRESORT GRENADIER LAKES AT WELLEBY CONDOMINIUM, INC C/O GDG SERVICES, INC. 3200 N. 29TH AVE.

HOLLYWOOD, FL. 33020-1313

If above address is incorrect in any way, enter the correct address in dem 2, Include Zip Code.

03/15/1984 To Do Business in Florida

4. FEI Number

FEI Number Assert For

Tidles .	Names of Officers and Directors	Street Address of Each Officer and Director 3 (Do NOT Use Post Office Box Numbers)	City and Stere
P/D	BARNETT, MARK	3667 NW 94TH AVE.	SUMRISE, FL.
D	HANGON, GREGORY HEYMON, IRL	3600 NW 95TH TERRACE 3584 N. W 95 TERRACE	SUMRISE, FL.
S/D	DURMASKIN NORMAN	3560 NE YSTH TERRACE	SUMRISE, FL.
T/D	MENDELSOHN, DEBBIE	3582 NW 95 TERRACE 3654 NW 95 TEX	SUNRISE, FL
V	ALOISIO, JOSEPH	3632 NW 95 TERRACE	SUNRISE, FL.

REGISTERED AGENT INFORMATION

7 Name and Address of Current Registered Agent

HYMAN, MICHAEL, C/O HYMAN AND KAPLAN 14TH FL COURTHOUSE TOWER 44 W. PLAULERST. MIAMI, FL. 33130

8. Name and Address of Now Registered Agent

TRVIN W. NACHMAN

Street Adoress 1 (Do NOT Use P.O. Box Number) 82

4441 Stirling Road -

Street Address 2 (Oo NOT Use P.O. Box Numberi 83

Fort Lauderdale

Pursuant to the provisions of Sixtians 607 034 and 607 037, Florida Statutos, the above named corporation, incorporated under the tax's of the Statut of Florida, subtrust this registered agent, or both, in the State of Florida.

Such change was authorized by resolution duty adopted by its poord of directors on:.

I functoy accept the approx

10. Levely mat the information repeated on this annual report or supplemental annual report is true and accurate and that my stigrature shall have the same level effective contribution or that it is not the corporation or the receiver or trustee ampowered to execute this report as incurred by Chapter 607, F.S.

MARK M. BARNETT

President

May 2, 1990

Land Name of Signing Othicer or Director

CONTRACTOR INCOME 30553.5303

FILE NOW! CORPORATE STATUS WILL BE DELINQUENT AFTER JULY 1ST.

CORPORATION

ANNUAL REPORT



PLOHIDA DEFARIMENT GE STATE ≥m Santh .

PLY DON'T, OF STATE - GURPOHATIONS DIV

	1991		DIVISION OF	COMPORATIONS		TALLAHASSE!	ē, FL
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1. Page 189		DOCOME	NT # N0 19 <i>ZIP + 4 PR</i>	ESORT	* BOO'ELS DINON, P.	k1 is incorract in any way, enter the c D. Box is acceptable. The NAME of it is changed only by fang an emericine	
	g GRENADIER LAKES G C/O GDG SERVICI 2 3200 N. 29TH AV HOLLYWOOD, FL.	ES, INC. Æ:	CONDOMINIU	M, INC.	22 PO Box No.		
T.	above address is vicomect in any	, .	ddress in nom 2. Incl	ude Zip Code	24 Zip Code	· 	
70 00	rcorporated or Ouaffied Business in Florida 03/15/1984 a and Street Addresses of Each C	4. FEI Flumber 59-2816763		FEI	Number Applied For Number Not Applicable	5. \$8.75 Additional Fee required to a Certificate of State CERTIFICATE OF STATUS DESIR	14
Title	Names of 0	Sicers	Str	total or into to cover tool Addiess of Each officer and Director Iso Post Office Box Nu		City and Stain	
P/D	BARNETT, MARK		3667 MW	94TH AVE.	SUN	RISE, FL.	· · · · · · · · · · · · · · · · · · ·
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S/D	DURMASKIN, NOR	WAN	3560 NW	95TH TERRACE	SUNI	RISE, FL.	
T/D	MENDELSOHN, DE	BBIE	3654 NW	95 TERRACE	SUNI	NISE, FL	
V	ALOISIO, JOSEP	H 	3632 MV	95 TERRACE	SUN	NISE, FL.	
!}	; ;						
	REGISTERED AGI			81 Harry	B. Name and Address of	Now Registered Agent	. . .
	WAN, IRVIN W. STIRLING RD.	erin e jisa r a erin en en e	e Vanderstade de le verego i very de system		1 (Do NOT Use PO, Bor		· · ·
	LAUDEROALE, FL.	33314	No.	84 C-1/	2 (Co NOT Use PO Box	85 Zp Cice	.*. •
	rank to the provisions of Sections i registered agent, or buth in the 3 arcost the appointment as regist	WEST OF WILLIAM	AND WAS INCOME.	The Color of the	Bard of described	in for the purpose of changing its rays	1450 :
SIGNATI	IRF	Аррі сыяна Аграляный)	roved By	20 5°		DATE	
10. Cont made und Floreda S	rdy than the observatives expectated of participation of the participation country that participations are than only names approxi-	to this appropriate and appropriate or a second of the control of	Ancunt retrained ancunt Rose or <u>section</u> of the	mpre is the and act	inate and that my septiated represented to execute this	to shall have the server logal effect as report as required by Chapter of?	, ,
SVILLE	May	JAN HANN	11/			DATE	

FILING FEE OF \$61.25 REQUIRED - Make Checks Payable To: Secretary of State \$8.75 Additional Fee required for a Cartificate of Status

4/29/92 CORPORATE STATUS WILL BE FILE NOW! db41225 DELINQUENT AFTER JULY 1ST. **APPROVED** SLC OF STATE PHENORATIONS ON CORPORATION いろのからおいるおいとおいても はずみば ANMUAL REPORT Secretary of Harr (4.16行动) 25 100597产品预算基 1992 FILING FEE \$61.25 Make Payable To: Secretary of State १७४१ च्योग क्येनुस् इस हिनाईस्म स्टिट 1. Tuest Cope Making Address of thesis for DOCUMENT #N01977 (0) M GRENADIER LAKES AT WELLEBY CONDOMINIUM, INC. מצפירים או מייל או C/O GOG SERVICES, -INC. Gold Coast Pron Mgmt. 10001 W. Oakland Pk. Blvd 3200 N. 29TH AVE-22 P 7 Rm 140 HOLLYWOOD-FL-33020-1313-23 Car and Seas Sunrise 03/15/1984 a nor le grantes a recover como sas, **una terrado** 3a. Dissenty act morald 59-2816763 03/21/1991 CERTO SCALEGI STA SUMMISE. FL. 3667-MY-947H-AVE BARNETT, MARK 3584 NW 95TH TERRACE HEYMAN IRIS 9584 NW 95TH TERRACE sunrise, fl. HEYMAN; IRA-D 3582 NW 95TH TERPACE STEVEN REISNER SUNPISE, FL. 3560 NN 95TH TERRACE DURMASKIN, NORMAN SUMPLISE, FL 3654 NW 95 TERRACE *MENDELSOHN, DEBSIE* SUMPLISE, FL. aloisio, Joseph 3588 NW 95TH TERRACE SPIVACK, LISA SUNRISE, FL. 3546 NW 95TH TERPACE 3524 NW 95TH TERRACE TEMPERELLI, JIM 6 · D SUNRISE, FL. 3524 NW JASTRZEMSKI, JEAN D REGISTERED AGENT INFORMATION Gold Coast Property Management, Inc. 7, there you has person fill one of the process for Report Registration of the Track Control of the Programme Co. NACHMAN _ IRVIN W. -10001 W. Oakland Park Blvd. 4441... STIRLING -RD- -FORT-LAUDERBALE .- Ft .- 33314 84 45

33351

IRIS HEYMAN .

PRESIDENT

File Now. Filing Fee after May 1 is \$225.00

CORPORATION ANNUAL REPORT 1993



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GRENADIER LAKES AT WELLEBY CONDOMINIUM, INC.

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Particular in the interest of	P HEYMAN, IRIS 3584 NW 95TH SURFISE FL VP BARNETT, MARI 3687 NW 94TH SURFISE FL T GALLO, ADELE 3588 NW 95TH SURFISE FL S TURBASKIN, N 3580 NW 95TH SURFISE FL D LENTO, PARBA 3544 NW 95TH SURFISE FL D TEMPERILLI, JE 3648 NW 95TH	TERRACE TERRACE TERRACE TERRACE	ON 817.0503. Flority Sa	STATUTES THE SECRET MORESS ACTIVED TO SECRET MORESS ACTIVED	Thet Ribner 3655 NW 94 Av Sunrise, FL Title-VP	Zenue 33351 ZOO -11/14 *****3	PL proce of change out the post of the pos	Charge LIAS