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FLORIDA NON-PROFIT CORPORATION

WESTLAKE OWNERS' ASSOCIATION, INC.

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**ARTICLES OF INCORPORATION  
FOR  
WESTLAKE OWNERS' ASSOCIATION, INC.  
(a corporation not-for-profit)**

The undersigned, acting as Incorporator of a corporation pursuant to Chapter 617, Florida Statutes, adopts the following Articles of Incorporation:

**ARTICLE I. - NAME**

The name of the corporation shall be Westlake Owners' Association, Inc. (the "Association").

**ARTICLE II. - DEFINITIONS**

Each term used herein, except as otherwise defined herein, is defined in the Declaration of Restrictions and Protective Covenants (the "Declaration") recorded, or to be recorded, among the Public Records of Palm Beach County, Florida by Trust Lake Park, Ltd., a Florida partnership (the "Developer") and shall have the same meaning or definition used herein as the meaning or definition ascribed thereto in the Declaration.

**ARTICLE III.  
PRINCIPAL PLACE OF BUSINESS AND MAILING ADDRESS**

The initial principal place of business and mailing address of the corporation shall be 3225 Aviation Avenue, Suite 700, Coconut Grove, Florida, 33133.

**ARTICLE IV. - PURPOSE(S)**

The purposes for which the Association is formed are:

1. To promote the common good, health, safety and general welfare of all of the Members;
2. To exercise all of the powers and privileges and to perform all of the duties and obligations of the Association arising from Westlake Declaration of Covenants, Restrictions and Easements (the "Declaration") as amended and supplemented from time to time and recorded in the Public Records of Palm Beach County, Florida (the definitions of which are incorporated herein by reference);
3. To have and to exercise any and all powers, rights and privileges, including delegation of powers as permitted by law, which a corporation organized under Chapter 617, Florida Statutes may now or hereafter have or exercise, subject, to the extent applicable, to Chapter 720, Florida Statutes.

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 or inference from the terms or provisions of any other clause, but shall be broadly

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Fax Audit No.: H02000170573 8

construed as independent purposes and powers. Notwithstanding any of the above statements of purposes and powers, the Association shall not to a substantial degree engage in any activities or exercise any powers that are not in furtherance of the primary purposes of the Association.

#### **ARTICLE V.- GENERAL POWERS**

The general powers that the Association shall have are as follows:

1. To hold funds solely and exclusively for the benefit of the Members for the purposes set forth in these Articles of Incorporation.
2. To promulgate and enforce rules, regulations, bylaws, covenants, restrictions and agreements to effectuate the purposes for which the Association is organized.
3. To delegate power or powers where such is deemed in the interest of the Association.
4. To affix assessments to be levied against Lots within the Property and the costs of effectuating the objects and purposes of the Association and to create reasonable reserves for such expenditures, and to authorize its Board of Directors, in its discretion, to enter into agreements with mortgage companies and other organizations for the collection of such assessments.
5. To pay taxes and other charges, if any, on or against the Common Area.
6. To have all express powers conferred upon the Association by the Declaration.
7. To have all powers conferred upon a corporation by the laws of the State of Florida, except as prohibited herein. The Common Area cannot be mortgaged or conveyed without the affirmative vote of at least two-thirds of the Class A Membership.

#### **ARTICLE VI.** **MANNER OF ELECTION OF DIRECTORS**

Directors shall be elected or appointed in accordance with the provisions of the Bylaws of the Association.

#### **ARTICLE VII. - MEMBERS**

1. Every Owner of a Lot which is subject to Assessment shall be a Member of the Association. Membership shall be appurtenant to and may not be separated from ownership of any Lot which is subject to Assessment.

2. The Association shall have two classes of voting membership:

Class A. Class A Members shall be all Owners, with the exception of the Developer, and shall be entitled to one vote for each Lot owned. When more than one

Fax Audit No.: H02000170573 8

Fax Audit No. H02000170573 8

person holds an interest in any Lot, all such persons shall be Members. The vote for such Lot shall be exercised as they determine, but in no event shall more than one vote be cast with respect to any Lot.

Class B. The Class B Member(s) shall be the Developer. The Class B Member shall be entitled to three votes for each Lot owned. The Class B membership shall cease and be converted to Class A membership at such time as determined by Developer in its sole discretion. Notwithstanding the number of Votes to which the Developer is entitled, until the Class B Membership ceases and converts to Class A Membership and the control of the Board of Directors is turned over to the Owners, the Class B Member shall have the right to appoint all of the members of the Board of Directors.

#### ARTICLE VIII. - DIRECTORS

The Board of Directors of the Corporation shall be comprised of at least three (3) directors. The initial members of the Board of Directors and their street addresses are:

Randy Rieger

3225 Aviation Avenue, Suite 700  
Coconut Grove, Florida 33133

Stewart L Marcus

3225 Aviation Avenue, Suite 700  
Coconut Grove, Florida 33133

Shawn Wilson

3225 Aviation Avenue, Suite 700  
Coconut Grove, Florida 33133

As long as Developer shall have the right to appoint the entire Board of Directors of the Association, Directors need not be Members of the Association and need not be residents of the State of Florida. At the first annual election to the Board of Directors where Directors are elected by the Members, the term of office of the elected Director receiving the highest plurality of votes shall be established at two (2) years, with the other elected Directors to serve for a term of one (1) year. Elections shall be by plurality votes. All Directors shall hold office until the election of new directors at the next annual meeting or resignation of said Director. Each year thereafter, as many Directors shall be elected and appointed, as the case may be, as there are regular terms of office of Directors expiring at such time, and the term of the Director so elected or appointed at each annual election shall be for two (2) years expiring at the second annual election following their election, and thereafter until their successors are duly elected and qualified, or until removed from office with or without cause by the affirmative vote of a majority of the Members which elected or appointed them. Any Director appointed by the Developer shall serve at the pleasure of the Developer and may not be removed except by action of the Developer, and may be removed from office, and a successor director may be appointed, at any time by the Developer.

Fax Audit No.: H02000170573 8

Fax Audit No.: H02000170573 8**ARTICLE IX. - OFFICERS**

The Officers of the Association shall be a President, a Vice President, a Secretary and a Treasurer, and such other officers as the Board of Directors may from time to time, by resolution, create. Any two or more offices may be held by the same person except the offices of President and Secretary. Officers shall be elected for one (1) year terms in accordance with the procedures set forth in the Bylaws. The names of the Officers who are to manage the affairs of the Association until the first annual meeting of the Board of Directors and until their successors are duly elected and qualified are:

President/Secretary

Stewart I. Marcus

Vice President/Treasurer

Randy Rieger

**ARTICLE X. - INITIAL REGISTERED AGENT AND STREET ADDRESS**

The street address of the Corporation's initial registered office is: 3225 Aviation Avenue, Suite 700, Coconut Grove, Florida, 33133 and the name of the initial Registered Agent at such address is: Housing Trust Group of Florida, L.L.C.

**ARTICLE XI. - INCORPORATOR**

The name and street address of the Incorporator for these Articles of Incorporation is: Randy Rieger, 3225 Aviation Avenue, Suite 700, Coconut Grove, Florida, 33133.

**ARTICLE XII. - CORPORATE EXISTENCE**

The Association shall have perpetual existence. Notwithstanding the foregoing, if for any reason the Association is dissolved other than incident to a merger or consolidation, the portions of the Common Properties containing the Surface Water Management System shall be conveyed to an agency of local government determined to be acceptable by the SFWMD. If the local government declines to accept the conveyance, then the portion of the Common Properties containing the Surface Water Management System shall be conveyed to a non-profit corporation similar to the Association.

**ARTICLE XIII. - BYLAWS**

The Board of Directors shall adopt Bylaws consistent with these Articles.

**ARTICLE XIV.****AMENDMENTS TO ARTICLES OF INCORPORATION AND BYLAWS**

Amendment of these Articles requires only the affirmative vote of the Class B Members either in person or by proxy at a meeting of the membership called in accordance with the Bylaws.

Fax Audit No.: H02000170573 8**ARTICLE XV. - INDEMNIFICATION OF OFFICERS AND DIRECTORS**

1. The Association hereby indemnifies any Director or Officer made a party or threatened to be made a party to any threatened, pending or completed action, suit or proceeding:

a. Whether civil, criminal, administrative or investigative, other than one by or in the right of the Association to procure a judgment in its favor, brought to impose a liability or penalty on such person for any act alleged to have been committed by such person in his capacity of Director or Officer of the Association, or in his capacity as a Director, Officer, employee or agent of any other corporation, partnership, joint venture, trust or other enterprise which he served at the request of the Association, against judgments, fines, amounts paid in settlement and reasonable expenses, including attorneys' fees, actually and necessarily incurred as a result of such action, suit or proceeding or any appeal therein, if such person acted in good faith in the reasonable belief that such action was in the best interests of the Association, and in criminal actions or proceedings, without reasonable ground for belief that such action was unlawful. The termination of any such action, suit or proceeding by judgment, order, settlement, conviction or upon a plea of nolo contendere or its equivalent shall not in itself create a presumption that any such Director or Officer did not act in good faith in the reasonable belief that such action was in the best interests of the Association or that he had reasonable grounds for belief that such action was unlawful.

b. By or in the right of the Association to procure a judgment in its favor by reason of his being or having been a Director or Officer of the Association, or by reason of his being or having been a Director, Officer, employee or agent of any other corporation, partnership, joint venture, trust or other enterprise which he served at the request of the Association, against the reasonable expenses, including attorneys' fees, actually and necessarily incurred by him in connection with the defense or settlement of such action, or in connection with an appeal therein, if such person acted in good faith in the reasonable belief that such action was in the best interests of the Association. Such person shall not be entitled to indemnification in relation to matters as to which such person has been adjudged to have been guilty of negligence or misconduct in the performance of his duty to the Association unless and only to the extent that the court, administrative agency, or investigative body before which such action, suit or proceeding is held shall determine upon application that, despite the adjudication of liability but in view of all circumstances of the case, such person is fairly and reasonably entitled to indemnification for such expenses which such tribunal shall deem proper.

2. The Board of Directors shall determine whether amounts for which a Director or Officer seeks indemnification were properly incurred and whether such Director or Officer acted in good faith and in a manner he reasonably believed to be in the best interests of the Association, and whether, with respect to any criminal action or proceeding, he had no reasonable ground for belief that such action was unlawful. Such determination shall be made by the Board of Directors by a majority vote of a quorum consisting of Directors who were not parties to such action, suit or proceeding.

Fax Audit No.: H02000170573 8

3. The foregoing rights of indemnification shall not be deemed to limit in any way the powers of the Association to indemnify under applicable law.

**ARTICLE XVI.**  
**TRANSACTIONS IN WHICH DIRECTORS OR OFFICERS ARE INTERESTED**

1. With the exception of Directors and Officers appointed by the Class B Member, any financial or familial interest of an Officer or Director in any contract or transaction between the Association and one (1) or more of its Directors or Officers, or between the Association and any other corporation, partnership, association or other organization in which one (1) or more of its Directors or Officers are directors or officers, or have a financial interest, shall be disclosed, and further shall be voidable solely for this reason, or solely because the Director or Officer is present at or participates in the meeting of the Board or committee thereof which authorized the contract or transaction or solely because his or their votes are counted for such purpose. No Director or Officer of the Association shall incur liability by reason of the fact that he is or may be interested in any such contract or transaction.

2. Interested Directors may be counted in determining the presence of a quorum at a meeting of the Board of Directors or of a committee which authorized the contract or transaction, but must abstain from voting on the issue.

**ARTICLE XVII. - DISSOLUTION**

The Association may be dissolved if three-fourths (3/4) of the votes cast at a duly held meeting of the Members of the Association vote in favor of dissolution.

IN WITNESS WHEREOF, the undersigned Incorporator has executed these Articles of Incorporation this 23 day of July, 2002.

  
Randy Rieger, Incorporator

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**ACCEPTANCE BY REGISTERED AGENT**

Having been named to accept service of process for the above stated Corporation, at the place designated in this Certificate, the undersigned hereby agrees to act in this capacity and further agrees to comply with the provisions of all the Statutes relative to the proper and complete performance of its duties, and the undersigned accepts the duties and obligations of Section 607.0505, Florida Statutes.

Housing Trust Group of Florida, L.L.C.

By: 

Randy Rieger, Manager

Fax Audit No.: H02000170573 8