

NO0000006007 7/22/02

SECY. STAFF

CORPORATION DIVISION

P.O. Box 6327

Tel. FL 32314

100006626671--8

-07/24/02--01052--010

*****78.00 *****78.00

Please accept this application
for incorporation. Enclosed is a
check in the amount of \$78.00 Please
provide a certified copy-

Sincerely,

Paul P McGavin

PAUL P MCGAVIN

3593 ELIZABETH ST APT C

LAKE WORTH FL 33461

Tel 561-642-0654

02 AUG - 8 AM 10:48

SECRETARY OF STATE
DIVISION OF CORPORATIONS

2002 AUG 08

2002/2/4/76

8



FLORIDA DEPARTMENT OF STATE

Katherine Harris
Secretary of State

July 25, 2002

PAUL P. MCGAVIN
3593 ELIZABETH ST APT C
LAKE WORTH, FL 33461

SUBJECT: SUNSET TERRACE OF PALM BEACHES CONDOMINIUM
ASSOCIATION, INC.
Ref. Number: W02000021476

We have received your document for SUNSET TERRACE OF PALM BEACHES CONDOMINIUM ASSOCIATION, INC. and your check(s) totaling \$78.00. However, the enclosed document has not been filed and is being returned for the following correction(s):

The document must contain written acceptance by the registered agent, (i.e. "I hereby am familiar with and accept the duties and responsibilities as Registered Agent.")

The registered agent must sign accepting the designation.

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) 245-6927.

Tracy Smith
Document Specialist
New Filing Section

Letter Number: 902A00045212

ARTICLES OF INCORPORATION

OF

SUNSET TERRACE OF THE PALM BEACHES CONDOMINIUM ASSOCIATION, INC.

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 SUNSET TERRACE OF THE PALM BEACHES CONDOMINIUM ASSOCIATION, INC. For convenience, the corporation shall be referred to in this instrument as "Association."

ARTICLE II

PURPOSE

2.1 The purpose for which the Association is organized is to provide an entity pursuant to the Condominium Act, which is Chapter 718, Florida Statutes, for the operation of SUNSET TERRACE OF THE PALM BEACHES CONDOMINIUM, a Condominium, located upon lands in Palm Beach County, Florida.

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

ARTICLE III

POWERS

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

3.1 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 and the Declaration of Condominium.

3.2 The Association shall have all of the powers and duties set forth in the Condominium Act 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 defray the costs, expenses and losses of the condominium.

its powers and duties.

c. To maintain, repair, replace and operate the condominium property.

d. To purchase insurance upon the condominium property and insurance for the protection of the Association and its members as apartment owners.

e. To reconstruct improvements after casualty and to further improve the property.

f. To make and amend reasonable regulations respecting the use of the condominium property.

g. To approve or disapprove the leasing, transfer, mortgage and ownership of the 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 condominium property.

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.

k. To contract for the members' use of Recreational facilities, land or other facilities not a part of the condominium property.

3.3 The powers of the Association shall be subject to and shall be exercised in accordance with the Declaration of Condominium and the By-Laws.

ARTICLE III B

PAUL P MCGAVIN

The Registered Agent for the corporation shall be
3593 ELIZABETH ST
Lake Worth, Florida 33460.

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ARTICLE IV

4.1 The members of the Association shall consist of all 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.

4.2 The owner of each apartment shall be entitled to at least one (1) 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 V

DIRECTORS

5.1 The affairs of the Association will be managed by a Board consisting of ~~THE OWNERS OF THE TWELVE UNITS. CURRENTLY~~
~~THERE ARE~~ FIVE OWNERS

5.2 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.

Directors who shall hold office until their successors are elected and have qualified, or, until removed, are as follows:

PAUL P. MEGAVIN 3593 ELIZABETH ST LAKE WORTH FL 33461
MICHAEL COLBY 1861 FINN HILL DR LANTANA FL 33462
ROBERT MILLER 516 S 13 PL LANTANA FL 33462
JOSE ALFARO 4049 FERN ST LAKE WORTH FL 33461
JOHN COLLINS 13971 US HWY ONE JUNO BCH FL 33408

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 ^{RECEIPT OF} THESE ARTICLES OF INCORPORATION.

ARTICLE VII

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 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 interests of the Association. The right is in addition to and not exclusive of all other rights to which such Director or Officer may be entitled.

ARTICLE VII

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, and the Declaration of Condominium.

ARTICLE IX

AMENDMENTS

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

Amendments to these Articles of Incorporation may be proposed by at least one-half ($1/2$) of the Directors or by members entitled to exercise at least one-half ($1/2$) of the votes of the then authorized voting membership. Amendments may be adopted by the affirmative vote of those members exercising not less than seventy-five (75%) percent of the total voting power of the corporation. Additional requirements concerning proposal and adoption of the amendments to the Articles shall be set forth in the By-Laws.

ARTICLE X

TERM

The term of this Association shall be perpetual.

ARTICLE XI

SUBSCRIBERS

The name and address of the subscriber of these Articles of Incorporation is as follows:

PAUL P MCGAUGH 3693 ELIZABETH ST LAKE WORTH FL 33441

IN WITNESS WHEREOF, the subscriber affixed
signatures this 22ND day of July 2002.

Paul P McGavin
PAUL P MCGAVIN

REGISTERED AGENT

THE REGISTERED AGENT SHALL BE:

PAUL P MCGAVIN

3593 ELIZABETH ST APT C

LAKE WORTH FL 33461

TELEPHONE 561-642-0654

I HEREBY AM FAMILIAR AND ACCEPT THE DUTIES
AND RESPONSIBILITIES AS REGISTERED AGENT.

Paul P McGavin
PAUL P MCGAVIN

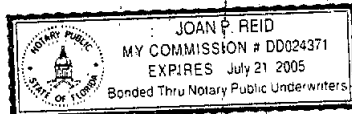
STATE OF FLORIDA

COUNTY OF PALM BEACH

Before me, the undersigned authority, personally appeared PAUL P MCGAVIN
known and known to be the persons who executed the foregoing Articles to me
of Incorporation, and they acknowledged to and before me that
executed the same for the purposes therein expressed. AB

WITNESS MY hand and official seal at the State and County afore-
said this 22ND day of July 2002

Joan P. Reid
Notary Public



My commission expires:

02 AUG - 8 AM 10:48

DIVISION OF CORPORATIONS