

Division of Corporations

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FLORIDA NON-PROFIT CORPORATION**Kidd Lane Homeowners Association, Inc.**

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SECRETARY OF STATE
TALLAHASSEE FLORIDA

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**ARTICLES OF INCORPORATION
OF
KIDD LANE HOMEOWNERS ASSOCIATION, INC.,
A NOT-FOR-PROFIT CORPORATION**

THE UNDERSIGNED INCORPORATOR hereby forms a Florida corporation not-for-profit, pursuant to Chapter 617 of Florida Statutes and certifies as follows:

ARTICLE ONE - NAME

The name of this Corporation shall be **KIDD LANE HOMEOWNERS ASSOCIATION, INC.**

ARTICLE TWO - ADDRESS

The address of the principal office of the Corporation shall be **4400 P.G.A. Boulevard, Suite 800, Palm Beach Gardens, FL 33410**. The mailing address of the Corporation shall be the same.

ARTICLE THREE - PURPOSES

The Corporation does not contemplate pecuniary gain or profit to the Members thereof, and the specific purposes for which it is formed are:

(a) To accept the obligations and rights established and particularly described in that certain Declaration of Protective Covenants, Restrictions and Easements for Kidd Lane, recorded in the Public Records of Palm Beach County, Florida ("Declaration").

(b) To operate and maintain any and all properties owned by or to be maintained by the Corporation as may be required by the Declaration.

(c) To exercise all of the powers and privileges and to perform all of the duties and obligations of the Corporation as set forth in the Declaration, as the same may be amended from time to time as therein provided, said Declaration being incorporated herein as if set forth at length.

(d) To fix, levy collect and enforce payment by any lawful means, all charges or assessments pursuant to the terms of the Declaration; to pay all expenses in connection therewith and all office and other expenses incident to the conduct of the business of the Corporation, including all licenses, taxes or governmental charges levied or imposed against the property of the Corporation.

(e) To acquire (by gift, purchase, or otherwise), own, hold, improve, build upon,

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operate, maintain, convey, sell, lease, transfer, dedicate for public use, or otherwise dispose of real or personal property in connection with the affairs of the Corporation.

(f) With the consent of all of the Members of the Corporation of the Corporation, to borrow money and to secure borrowing with a mortgage, pledge, deed in trust, or hypothecation of any or all of its real or personal property.

(g) To have and exercise any and all powers, rights and privileges which a non-profit corporation organized under the laws of the State of Florida may now or hereafter have or exercise.

ARTICLE FOUR - BOARD OF DIRECTORS

(a) The affairs of the Corporation shall be managed by a Board of Directors. Directors must be Members of the Corporation. The initial Board of Directors shall consist of one individual. When the Declarant no longer owns any portion of the property described in the Declaration, the Board of Directors will be increased to two (2) members.

(b) The Declarant named in the Declaration or its successors or assigns shall have the sole right to appoint, designate and elect members of the Board of Directors so long as the Declarant or its successors or assigns owns any portion of the property described in the Declaration; thereafter, Directors shall be appointed by the Members at the annual meeting in accordance with the By-Laws of the Corporation.

(c) The name and address of the person who is to serve as the initial member of the Board of Directors is as follows:

NAME	ADDRESS
Elliot Perry	4400 P.G.A. Boulevard, Suite 800, Palm Beach Gardens, FL 33410.

ARTICLE FIVE - REGISTERED AGENT AND OFFICE

The address of the initial registered office of the Corporation in the State of Florida is 4400 P.G.A. Boulevard, Suite 800, Palm Beach Gardens, FL 33410. The name of the initial registered agent for the Corporation is J. Richard Harris.

ARTICLE SIX - INCORPORATOR

The name and street address of the Incorporator is: J. Richard Harris, 4400 P.G.A. Boulevard, Suite 800, Palm Beach Gardens, FL 33410.

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ARTICLE SEVEN - OFFICERS

The Board of Directors shall elect a President, Secretary, Treasurer, and as many Vice Presidents, Assistant Secretaries and Assistant Treasurers as the Board of Directors shall from time to time determine.

ARTICLE EIGHT - MEMBERSHIP

(a) Every person or entity who is a record owner of a fee or undivided fee interest in any "Unit" as defined in the Declaration, shall be a Member of the Corporation. Membership shall be appurtenant to and may not be separated from ownership of a Unit. Each Member shall be entitled to the benefits of Membership and shall be bound to abide by the provisions of the Declaration, these Articles and the By-Laws of the Corporation, as the same may be amended from time to time.

(b) Transfer of the Membership shall be established by the recording in the Public Records of Palm Beach County, Florida, of a Warranty Deed or other instrument establishing record title to a Unit, the owner or owners designated by such instrument thereby becoming members of the Corporation. The Membership of the prior owner as to that Unit shall be thereby terminated.

(c) The Members shall be entitled to one vote for each Unit owned by said Member(s). Provided, however, so long as the Declarant named in the Declaration owns any portion of the Property described in the Declaration, the Declarant or its successors or assigns shall be entitled to one hundred percent (100%) of the voting rights of the Corporation.

ARTICLE NINE - DURATION

The Corporation shall exist perpetually.

ARTICLE TEN - AMENDMENTS

These Articles may be amended in accordance with the provisions of Florida Statutes governing the amendment of Articles of Incorporation for corporations not-for-profit, as amended from time to time. Notwithstanding the foregoing provisions, there shall be no amendment to these Articles which shall abridge, amend or alter the rights of the Declarant, including the right to designate and select the Directors as provided in Article Four hereof or the Declarant's voting rights as provided in Article Eight hereof, without the prior written consent thereto by Declarant, nor shall there be any amendment to these Articles which shall abridge, alter or modify the rights of any institutional mortgagee.

ARTICLE ELEVEN - BY-LAWS

By-Laws of the Corporation may be adopted by the Board of Directors and may be altered, amended and rescinded in the manner provided for in the By-Laws.

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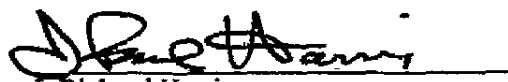
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IN WITNESS WHEREOF, for the purpose of forming this Corporation under the Laws of the State of Florida, I, the undersigned, constituting the Incorporator of this Corporation, have executed these Articles of Incorporation this 17th day of June, 2003.

"Incorporator"


J. Richard Harris

DESIGNATION OF REGISTERED AGENT

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

That KIDD LANE HOMEOWNERS ASSOCIATION, INC., desiring to organize as a corporation not for profit under the laws of the State of Florida, with its principal office in the Town of Palm Beach, County of Palm Beach, State of Florida, as indicated in the Articles of Incorporation, has named J. Richard Harris, of 4400 P.G.A. Boulevard, Suite 800, Palm Beach Gardens, FL 33410, as its agent to accept service of process within this State.

ACKNOWLEDGMENT:

Having been named to accept service of process for the above stated Corporation, at the place designated in this Certificate, I hereby accept to act in this capacity and agree to comply with the provisions of said act relative to keeping open said office.


J. Richard Harris
Registered Agent

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