

**N04000005102**

(Requestor's Name)

(Address)

(Address)

(City/State/Zip/Phone #)

PICK-UP     WAIT     MAIL

(Business Entity Name)

(Document Number)

Certified Copies \_\_\_\_\_ Certificates of Status \_\_\_\_\_

Special Instructions to Filing Officer:

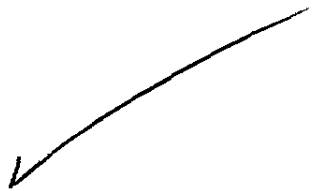
Office Use Only



400036926764

05/20/04--01017--020 \*\*78.75

FILED  
04 MAY 20 PM 2:40



*Handwritten signature or initials*

Law Offices  
Leonard & Morrison

Suite 105

1995 E. Oakland Park Boulevard  
Fort Lauderdale Florida 33306

WILLIAM F. LEONARD  
RICHARD W. MORRISON  
C. GLENN LEONARD

TELEPHONE (954) 566-0096  
FAX (954) 566-6866

PLEASE REPLY TO:

POST OFFICE BOX 11025  
FORT LAUDERDALE, FLORIDA 33339

OF COUNSEL:  
WILLIAM ROBERT LEONARD  
\*JACK R. LOVING  
\*Board Certified in:  
\*Taxation  
\*Wills, Trusts and Estates

May 17, 2004

Division of Corporations  
Secretary of State  
P. O. Box 6327  
409 E. Gaines Street  
Tallahassee, Florida 32301

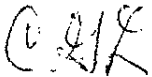
Re: Villa de 'Este Homeowners Association, inc..  
(A nonprofit corporation)

Gentlemen:

I enclose herewith the original and one copy of the Articles of Incorporation of Villa de 'Este Homeowners Association, Inc., as well as a check in the amount of \$ 78.75 as and for the filing fee for said Articles.

Please return the certified copy of the Articles to us as soon as is possible. Your quick service is greatly appreciated.  
Thank you.

Sincerely,



C. GLENN LEONARD

CGL/cb

Enclosures/Articles/check

ARTICLES OF INCORPORATION  
OF  
VILLA de 'ESTE HOMEOWNERS ASSOCIATION, INC..  
a Florida corporation not for profit

FILED  
OCT 11 2011  
11:20 AM  
CLERK OF CIRCUIT COURT  
IN AND FOR THE COUNTY OF DADE  
FLORIDA

ARTICLE I - Name

The name of this corporation shall be VILLA de 'ESTE HOMEOWNERS ASSOCIATION, INC.

ARTICLE II - Nature of Business

This corporation may engage in any activity or business permitted under the laws of the United States and the State of Florida, including specifically that permitted by Chapter 617, Florida Statutes; provided this corporation may not engage in any activity for profit and must dispose of all funds on a yearly basis. The purpose of his corporation is to own, manage and control the property owned by the Association, including but not limited to collecting dues, special assessments from unit owners and making disbursements to service providers all as set forth in the Declaration of Restrictive Covenants.

ARTICLE III - Qualifications of Members

The member must be an owner of one of 8 units known as VILLA de 'ESTE HOMEOWNERS ASSOCIATION, INC.

ARTICLE IV - Term of Existence

The term of this corporation is perpetual.

ARTICLE V - Subscribers

The names and addresses of the Incorporators of these Articles of Incorporation are:

NAME	ADDRESS
C. GLENN LEONARD	1995 East Oakland Park Blvd, Suite 105 Fort Lauderdale, Florida 33306
CAROL BARTEL	1995 East Oakland Park Blvd, Suite 105 Fort Lauderdale, Florida 33306
MARIANNE BENEDETTO	1995 East Oakland Park Blvd, Suite 105 Fort Lauderdale, Florida 33306

ARTICLE VI - Officers

The affairs of the Association shall be administered by the officers named in these Articles of Incorporation until they are removed or their successors are elected. Officers shall serve annual terms and will be elected in December of each year from the general membership. The names and addresses of the officers who shall serve until their successors are elected are as follows:

President	C. GLENN LEONARD*
Vice President	C. GLENN LEONARD*
Secretary/Treasurer	C. GLENN LEONARD*

\*All at 1995 E. Oakland Park Boulevard, Suite 105, Ft. Lauderdale, FL 33306

ARTICLE VII - Directors

The Directors are to be elected in conformity with the method as set forth in the By-Laws to the articles of incorporation. The number of Directors constituting the initial Board of Directors shall be 3. The names and addresses of each person serving on the initial Board of Directors are as follows:

NAME	ADDRESS
C. GLENN LEONARD	1995 East Oakland Park Blvd, Suite 105 Ft. Lauderdale, Florida 33306
CAROL BARTEL	1995 East Oakland Park Blvd, Suite 105 Ft. Lauderdale, Florida 33306
MARIANNE BENEDETTO	1995 East Oakland Park Blvd, Suite 105 Ft. Lauderdale, Florida 33306

The By-Laws of the Association shall be adopted by the Board of Directors named herein, and may be altered, amended or rescinded in the manner provided for in the By-Laws.

ARTICLE IX - Amendment to Articles of Incorporation

The Articles of Incorporation of this corporation may be altered or amended by the affirmative vote of three-fourths of the membership, upon the approval by the President and the Secretary affixing the seal thereto, and the same being recorded with the Secretary of State's Office.

ARTICLE X - Provisions for Regulation of Business and Conduct of  
Affairs of this Corporation

1. The initial Principal Office of this corporation shall be 120 NE 4<sup>th</sup> Street, Fort Lauderdale, Florida 33301. The initial Registered Agent of this corporation shall be C. GLENN LEONARD, 1995 East Oakland Park Blvd, Suite 105, Fort Lauderdale, Florida 33306..

ARTICLE XI. Principal Office

The principal office and mailing address of the corporation is: VILLA de 'ESTE HOMEOWNERS ASSOCIATION, INC., 120 NE 4th Street, Fort Lauderdale, Florida 33301.

WE, the undersigned, being the original Incorporators of the foregoing corporation, do hereby certify that the foregoing constitutes the proposed Articles of Incorporation of VILLA de 'ESTE HOMEOWNERS ASSOCIATION, INC., a Florida non-profit corporation, and we hereby declare and certify that the facts herein stated are true.

C. Glenn Leonard  
C. GLENN LEONARD

Carol Bartel  
CAROL BARTEL

M. Benedetto  
MARIANNE BENEDETTO

STATE OF FLORIDA                    )  
  ) SS.  
COUNTY OF BROWARD            )

I HEREBY CERTIFY that this day in the next above named State and County, before me, an officer duly authorized and acting, personally appeared, C. GLENN LEONARD, CAROL BARTEL, and MARIANNE BENEDETTO, to me well known, and known to me to be the individuals described in and who executed the foregoing instrument, and acknowledged then and there before me that they executed said instrument for the purposes and reasons set out therein.

WITNESS my hand and official seal this 17 day of May 2004.

Wayne W Blackburn  
Notary Public

My Commission Expires:



Wayne W Blackburn  
My Commission DD304060  
Expires April 30, 2008

CERTIFICATE OF DESIGNATION OF REGISTERED AGENT/REGISTERED OFFICE

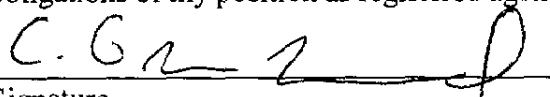
Pursuant to the provisions of Section 607.0501 or 617.0501, Florida Statutes, the undersigned corporation, organized under the laws of the State of Florida, submits the following statement in designating the registered office/registered agent, in the State of Florida.

1. The name of the corporation is: VILLA de 'ESTE HOMEOWNERS ASSOCIATION, INC..

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

C. GLENN LEONARD  
1995 East Oakland Park Blvd, Suite 105  
Fort Lauderdale, Florida 33306

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 obligations of my position as registered agent.

  
Signature

SAWP51\CGLA\E\willade'este homeowners association nonprofit corp.wpd

FILED  
04/MAY/20 PM 2:40  
CLERK OF COURT  
STATE OF FLORIDA