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FLORIDA NON-PROFIT CORPORATION
BOCA CROWN CENTRE CONDOMINIUM ASSOCIATION, INC.

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**ARTICLES OF INCORPORATION
OF**

ALLAHACSEE, FLORIDA

Boca Crown Centre Condominium Association, Inc.

(A Florida Corporation Not For Profit)

In order to form a corporation under the provisions of Chapter 617 of the laws of the State of Florida for the formation of corporations not for profit, the undersigned Incorporator hereby creates a corporation for the purposes and with the powers hereinafter mentioned.

ARTICLE I

NAME

The name of the corporation shall be Boca Crown Centre Condominium Association, Inc., hereinafter referred to as the "Association").

ARTICLE II

DEFINITIONS

Unless the context shall mean otherwise, the terms used herein and in the Bylaws shall have the same meaning, if any, as that ascribed to them in the Declaration of Condominium of Boca Crown Centre Condominium, recorded or to be recorded in the Public Records of Palm Beach County, Florida (the "Declaration").

ARTICLE III

PURPOSE/LAND

The purposes and objects of the Association shall be to serve as an entity pursuant to Chapter 617, Florida Statutes, and Chapter 718 (the "Condominium Act"), Florida Statutes, where applicable, and to administer the operation and management of the Association, to be established in accordance with the Condominium Act by the recording of the Declaration with respect to the property (the "Land"), situate, lying and being in Palm Beach County, Florida, and described on the attached Exhibit "A" to these Articles of Incorporation (the "Articles"), and to undertake the performance of the acts and duties incident to and administration of the operation and management of the Condominium in accordance with the terms, provisions, conditions and authorizations contained in these Articles and the Declaration; and to own, operate, lease, sell, trade and otherwise deal with the Condominium Property, whether real or personal, as may be necessary or convenient in the administration of the Condominium. The Association shall be conducted as a non-profit organization for the benefit of its members, and the Association

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shall make no distributions of income to its members, directors or officers. The Land and all other property subject to the condominium ownership, including, without limitation, all improvements to the Land and all easements and rights appurtenant thereto intended for use in connection with the Condominium are hereinafter collectively referred to as the "Condominium Property."

ARTICLE IV **POWERS**

The Association shall have the following powers:

1. The Association shall have all of the powers and privileges granted to corporations not for profit under the laws pursuant to which this Association is created and which are not in conflict with the Condominium Act or these Articles.

2. The Association shall have all of the powers and duties set forth in the Condominium Act, except as limited by these Articles and the Declaration.

3. The Association shall have all of the powers reasonably necessary to implement and effectuate the purposes of the Association, including but not limited to, the following:

(a) To make and establish reasonable rules and regulations governing the use of Units and Common Elements of the Condominium, as such terms are defined in the Declaration of Condominium.

(b) To buy, sell, lease, mortgage or otherwise deal with any and all property, whether real or personal.

(c) To levy and collect assessments against members of the Association to defray the Common Expenses of the Condominium as provided in the Declaration of Condominium and the Bylaws of this Association which will be adopted by the Association, including, without limitation, the right to levy and collect assessments for the purposes of acquiring, operating, leasing, managing and otherwise trading and dealing with such property, whether real or personal, including Units in the Condominium.

(d) To maintain, repair, replace, operate and manage the Condominium and its property, including the right to reconstruct improvements after casualty and to make further improvements to the Condominium,

(e) To contract for the management of the Condominium and to delegate to such contractor all of the powers and duties of the Association except those which may be

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required by the Declaration of Condominium to have approval of the Board of Directors or Members of the Association.

(f) To enforce the provisions of the Declaration of Condominium, these Articles, the Bylaws, and the Rules as may be hereafter established pertaining to the use of the Condominium.

(g) To approve or disapprove the transfer, lease, mortgage and ownership of Units as may be provided by the Declaration of Condominium and by the Bylaws.

(h) To execute, undertake and accomplish all of the rights, duties and obligations which may be granted to or imposed upon the Association pursuant to the Declaration of Condominium.

(i) To hold all funds and all property acquired by the Association, and their proceeds shall be held in trust for the members in accordance with the provisions of the Declaration of Condominium, these Articles and the Bylaws.

ARTICLE V **MEMBERS**

The qualification of the members, the manner of their admission to membership and termination of such membership and voting by members shall be as follows:

1. The record Owner or Owners of each Unit in the Condominium shall be members of the Association, and no other persons or entities shall be entitled to membership except as provided in item 5 of this Article V.

2. Membership shall be acquired by recording in the Public Records of Palm Beach County, Florida, a deed or other instrument establishing record title to a Unit in the Condominium, the Owner designated by such instrument thus becoming a member of the Association, and the membership of any prior Owner shall terminate; provided, however any party who owns more than one Unit shall remain a member of the Association so long as it retains title to or a fee ownership interest in any Unit.

3. The interest of a member in the funds and assets of the Association cannot be assigned, hypothecated or transferred in any manner, except as an appurtenance to its Unit. The funds and assets of the Association shall belong solely to the Association subject to the limitation that the same be expended, held or used for the benefit of the membership and for the purpose authorized herein, in the Declaration, and the Bylaws.

4. On all matters on which membership shall be entitled to vote, there shall be only those Voting Interests for each Unit as set forth in the Declaration, notwithstanding

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the fact that a Unit is owned by more than one person; and such Voting Interest(s) may be exercised by the Owner(s) of each Unit in such manner as may be provided in the Bylaws. Should any Owner(s) own more than one Unit, such Owner(s) shall be entitled to exercise or cast as many votes as are allocated in the Declaration to the particular Unit(s) owned, in the manner provided by the Bylaws.

5. Until such time as the Land shall be submitted to the condominium form ownership by the recordation of a Declaration, the membership of the Association shall be comprised of the initial directors named in these Articles.

ARTICLE VI **EXISTENCE**

The Association shall have perpetual existence.

ARTICLE VII **PRINCIPAL OFFICE**

The principal place of business and the mailing address of the Association shall initially be located at the Condominium Property, 7999 North Federal Highway, Suite 202, Boca Raton, FL 33487. The Board of Directors may from time to time relocate the principal office of the Association, provided however, such location and the location of all records of the Association are within the State of Florida.

ARTICLE VIII **DIRECTORS**

1. The affairs of the Association shall be managed by a Board of Directors. The number of persons that will constitute the entire Board of Directors shall not be less than three (3) nor more than five (5).

Unit Owners other than the Developer shall be entitled to elect directors pursuant to Section 718.301(1) of the Condominium Act.

While the Developer owns any unit, Directors need not be Unit Owners. After the Developer ceases to own any Units in the Condominium, all directors shall be Unit Owners and shall be elected by Unit Owners.

2. The names and addresses of the persons who shall serve on the initial Board of Directors are:

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<u>Name</u>	<u>Address</u>
David Rustine	7999 North Federal Highway Suite 202 Boca Raton, FL 33487
Todd J. Stricker	7999 North Federal Highway Suite 202 Boca Raton, FL 33487
Maria Wroblewski	7999 North Federal Highway Suite 202 Boca Raton, FL 33487

ARTICLE IX **OFFICERS**

The affairs of the Association shall be administered by the Directors and Officers in accordance with the Bylaws.

ARTICLE X **BYLAWS**

The Bylaws of the Association shall be adopted by the Board of Directors and may be altered, amended or rescinded as provided in the Bylaws.

ARTICLE XI **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 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 at the time such expenses are incurred, except in such cases wherein the director or

Officer is adjudged guilty of willful misfeasance or malfeasance in the performance of his/her duties; provided that any claim for reimbursement or indemnification shall only apply if the Board of Directors approve such settlement and reimbursement because it is in the best interests of the Association. The foregoing right of indemnification shall be in addition to and not exclusive of all other rights to which such directors or officers may be entitled. The Board of Directors may, and shall if the same is reasonably available,

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purchase officers and directors liability insurance to insure all directors, officers or agents, past and present, against all expenses and liabilities as set forth above. The premiums for such insurance should be paid by the Unit Owners as part of the Common Expense.

AMENDMENTS TO ARTICLES

An amendment or amendments to these Articles of Incorporation may be proposed by the Board of Directors of the Association, acting upon a vote of the majority of the directors, or by the members of the Association owning a majority of the Voting Interests, whether meeting as members or by Instrument in writing signed by them. If an amendment or amendments to these Articles is proposed by the Board of Directors or the members, such proposed amendment or amendments shall be transmitted to the president of the Association, or other officer of the Association in the absence of the president, who shall thereupon call a special meeting of the Members of the Association for a date not sooner than 14 days nor later than 60 days from the receipt of the proposed amendment or amendments; and it shall be the duty of the secretary to give to each member written or printed notice of such meeting stating the time and place of the meeting and reciting the proposed amendment or amendments in reasonably detailed form, which notice shall be mailed, presented personally or electronically transmitted to each Member not less than 14 days before the date set for such meeting. If mailed, such notice shall be deemed to be properly given when deposited in the United States mail, addressed to the Member at its post office address as it appears in the records of the Association and the postage thereon prepaid. Any member may, by written waiver of notice signed by such member, waive such notice, and such waiver when filed in the records of the Association whether before or after the holding of the meeting shall be deemed equivalent to the giving of such notice to such member. At such meeting, the amendment or amendments proposed must be approved by an affirmative vote of a majority of the Board of Directors and an affirmative vote of the members owning not less than sixty (60%) percent of the Voting Interests in order for such amendment or amendments to be adopted.

Provided, however, that no amendment shall make changes in the qualifications for membership nor the voting rights of the members, nor changes in Article V, without approval in writing of all Members and the joinder of all record owners of mortgages on the Units, including the Developer. No amendment shall be made that is in conflict with the Condominium Act or the Declaration.

Notwithstanding the foregoing, any amendment signed by the Owners of all the Units shall become immediately effective. However, in any event, all amendments must be approved in writing by the Developer, so long as the Developer owns any right, title or interest in any portion of the Condominium.

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INCORPORATOR

The name and address of the Incorporator of this corporation is as follows:

David Rustine
7999 North Federal Highway, Suite 202
Boca Raton, FL 33487

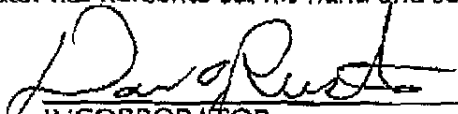
**ARTICLE XIV
REGISTERED AGENT**

The street address of the corporation's initial registered office and the name of its initial registered agent at that address are:

Edward S. Hammel, Esquire
c/o Sachs, Sax & Klein, P.A.
301 Yamato Road, Suite 4150
Boca Raton, Florida 33431

This Association shall have the right to change such registered agent and office from time to time as provided by law.

IN WITNESS WHEREOF, the Incorporator has hereunto set his hand and seal this
11 day of October, 2004.


INCORPORATOR

Having been named as registered agent to accept service of process for the above-stated corporation at the place designated in this certificate, I am familiar with and accept appointment as registered agent and agree to act in this capacity.

DATE 10/11/04


REGISTERED AGENT

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LOCATION:5619941992

RX TIME 10/11 '04 14:49

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FLORIDA

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BOCA CROWN CENTRE CONDOMINIUM

SURVEY AND GRAPHIC DESCRIPTION OF IMPROVEMENTS 4 STORY BUILDING

LAND DESCRIPTION:

A parcel of land in the Northeast 1/4 of Section 32, Township 46 South, Range 43 East, lying west of the west right-of-way line of the 120 foot right-of-way for U.S. 1 (State Road 5) and south of the south right-of-way line of the C-15 Canal; said parcel of land being a portion of lands described in deeds as recorded in Official Record Book 1222 at pages 527 and 528 and Official Record Book 1816 at page 1240 of the Public Records of Palm Beach County, Florida; said parcel of land being more particularly described as follows:

COMMENCE at the Northeast corner of Section 32, thence run S 89°44'35" W, along the North line of Section 32, a distance of 495.46 feet to the west right-of-way line of U.S. 1; thence S 07°44'00" W, along said west right-of-way line a distance of 626.78 feet to a point of curve to the right, having a radius of 22876.30 feet; thence run southwesterly along said curve, through a central angle of 00°49'09", an arc distance of 326.96 feet to the POINT OF BEGINNING of the herein described parcel, said point being also the intersection of the west right-of-way line of U.S. 1 and the south right-of-way line of the C-15 Canal; thence N 79°45'25" W, along the south right-of-way line of the C-15 canal, a distance of 407.76; thence S 10°14'35" W, a distance of 5.00 feet; thence N 79°45'25" W, along aforesaid south right-of-way line, a distance of 74.27 feet; thence S 00°33'41" E, a distance of 152.82 feet; thence N 89°39'42" E, a distance of 463.22 feet to a point lying on a curve to the left, having a radius of 22876.30 feet; said point also lying on the west right-of-way line of U.S. 1; thence from a tangent bearing of N 08°43'41" E, run northerly along said curve, through a central angle of 00°10'32", an arc length of 70.06 feet to the POINT OF BEGINNING of the herein described parcel.

Said lands situate in Palm Beach County and containing 55,117 square feet (1.22 acres) more or less.

EXHIBIT "A"

EXHIBIT " "



AVIRON & ASSOCIATES, INC.
SURVEYING & MAPPING
50 S.W. 2ND AVENUE, SUITE 102
BOCA RATON, FLORIDA 33432
TEL 1800 382-8894, FAX 1555 304-7423
A civil engineer & land surveyor and all other services are provided by the members of
this firm, who are duly licensed and qualified in the State of Florida.

DATE	REVISION	DATE	BY	CHK
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BOCA CROWN CENTRE
CONDOMINIUM
CITY OF BOCA RATON
PALM BEACH COUNTY, FLORIDA

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