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FLORIDA NON-PROFIT CORPORATION

vizcaya falls neighborhood property owners associati

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STATE
FALLS NEIGHBORHOOD
FLORIDA

2/11/05



FLORIDA DEPARTMENT OF STATE

Glenda E. Hood
Secretary of State

February 11, 2005

EMPIRE CORPORATE KIT COMPANY

SUBJECT: VIZCAYA FALLS NEIGHBORHOOD PROPERTY OWNERS ASSOCIATION, INC.
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Division of Corporations - P.O. BOX 6327 - Tallahassee, Florida 32314

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ARTICLES OF INCORPORATION

OF

VIZCAYA FALLS NEIGHBORHOOD PROPERTY

OWNERS ASSOCIATION, INC.

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SECRETARY OF STATE
TALLAHASSEE, FLORIDA

The undersigned incorporator, desiring to form a corporation not for profit under Chapter 617, Florida Statutes, as amended, hereby adopts the following Articles of Incorporation:

ARTICLE I

NAME AND ADDRESS

The name of the corporation shall be the VIZCAYA FALLS NEIGHBORHOOD PROPERTY OWNERS ASSOCIATION, INC. The principal address of the corporation is 825 Coral Ridge Drive, Coral Springs, Florida 33071. For convenience, the corporation shall be referred to in this instrument as the "Neighborhood Association", these Articles of Incorporation as the "Articles", and the Bylaws of the Neighborhood Association as the "Bylaws".

ARTICLE II

PURPOSES AND POWERS

2.1 Objects and Purposes. The objects and purposes of the Neighborhood Association are those objects and purposes as are authorized by the Declaration of Neighborhood Association Covenants and Restrictions for Vizcaya Falls recorded (or to be recorded) in the Public Records of St. Lucie County, Florida, as hereafter amended and/or supplemented from time to time (the "Neighborhood Declaration"). The further objects and purposes of the Neighborhood Association are to preserve the values and amenities in The Properties, as same are defined in the Neighborhood Declaration, and to maintain the Common Areas thereof for the benefit of the Members of the Neighborhood Association. The definitions contained in the Neighborhood Declaration shall apply to these Articles.

2.2 Not for Profit. The Neighborhood Association is not organized for profit and no part of the net earnings, if any, shall inure to the benefit of any Member or individual person, firm or corporation. Upon dissolution, all assets of the Neighborhood Association shall be transferred only to another not-for-profit corporation or as otherwise authorized by the Florida not-for-profit corporation statute.

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

2.3.1 General. The Neighborhood Association shall have all of the common-law and statutory powers of a corporation not for profit under the Laws of Florida that are not in conflict with the provisions of these Articles, the Neighborhood Declaration, or the Bylaws.

2.3.2 Enumeration. The Neighborhood Association shall have the powers and duties set forth in subsection 2.3.1 above, except as limited by these Articles, the Bylaws and the Neighborhood Declaration, and all of the powers and duties reasonably necessary to operate the Neighborhood Association pursuant to the Neighborhood Declaration, and as more particularly described in the Bylaws, as they may be amended from time to time, including, but not limited to, the following:

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- (a) To make and collect Assessments and other charges against Members, Owners and any Homeowner Association and to use the proceeds thereof in the exercise of its powers and duties.
- (b) To buy, own, operate, lease, sell, trade and mortgage both real and personal property.
- (c) To maintain, repair, replace, reconstruct, add to and operate the Common Areas, and other property acquired or leased by the Neighborhood Association.
- (d) To purchase insurance upon the Common Areas and insurance for the protection of the Neighborhood Association, its officers, directors and Members.
- (e) To make and amend reasonable rules and regulations for the maintenance, conservation and use of the Common Areas and for the health, comfort, safety and welfare of the Members.
- (f) To enforce by legal means the provisions of the Neighborhood Declaration, these Articles, the Bylaws, and the Rules and Regulations for the use of the Common Areas, subject, however, to the limitation regarding assessing Lots, Units or Residential Land owned by the Developer for fees and expenses relating in any way to claims or potential claims against the Developer as set forth in the Neighborhood Declaration and/or Bylaws.
- (g) To contract for the management and maintenance of the Common Areas and to authorize a management agent (which may be an affiliate of the Developer) to assist the Neighborhood Association in carrying out its powers and duties by performing such functions as the submission of proposals, collection of Assessments, preparation of records, enforcement of rules and maintenance, repair and replacement of the Common Areas with such funds as shall be made available by the Neighborhood Association for such purposes. The Neighborhood Association and its officers shall, however, retain at all times the powers and duties granted by the Neighborhood Declaration, Bylaws and these Articles, including, but not limited to, the levy and collection of Assessments, promulgation of rules and execution of contracts on behalf of the Neighborhood Association.
- (h) To employ personnel to perform the services required for the proper operation, maintenance, conservation, and use of the Common Areas.

ARTICLE III

MEMBERS

The Members of the Neighborhood Association shall be as set forth in the Neighborhood Declaration and the Bylaws of the Neighborhood Association.

ARTICLE IV

CORPORATE EXISTENCE

The Neighborhood Association shall have perpetual existence.

ARTICLE V

BOARD OF DIRECTORS

Section 5.1. Management by Directors. The property, business and affairs of the Neighborhood Association shall be managed by a Board of Directors, consisting of the number of Directors determined in the manner provided in the By-Laws, but which shall consist of not less than three (3) directors and which shall always be an odd number. During Developer control, Directors need not be Members of the Neighborhood Association; provided however, upon turnover, all Directors, other than Developer appointees, shall be Members. A majority of the directors in office shall constitute a quorum for the transaction of business. The Bylaws shall provide for meetings of directors, including an annual meeting.

Section 5.2. Original Board of Directors. The names and addresses of the first Board of Directors of the Neighborhood Association, who shall hold office until their qualified successors are duly elected and have taken office as provided in the Bylaws, are as follows:

<u>Name</u>	<u>Address</u>
Robert Stiegele	825 Coral Ridge Drive Coral Springs, Florida 33071
Stephen Margolis	825 Coral Ridge Drive Coral Springs, Florida 33071
Nicholas Gluckman	825 Coral Ridge Drive Coral Springs, Florida 33071

Section 5.3. Election of Members of Board of Directors. Except as otherwise provided herein and for the first Board of Directors, directors shall be elected by the Members of the Neighborhood Association at the annual meeting of the membership as provided by the Bylaws of the Neighborhood Association, and the Bylaws may provide for the method of voting in the election and for removal from office of directors.

Section 5.4. Duration of Office. Members elected to the Board of Directors shall hold office until the next succeeding annual meeting of Members, and thereafter until qualified successors are duly elected and have taken office.

Section 5.5. Vacancies. If a director so elected shall for any reason cease to be a director, the remaining directors so elected may elect a successor to fill the vacancy for the balance of the term.

Section 5.6. Term of Developer's Directors. The Developer shall appoint the members of the first Board of Directors and their replacements who shall hold office for periods described in the Bylaws.

ARTICLE VI

OFFICERS

Section 6.1. Officers Provided For. The Neighborhood Association shall have a President, a Vice President, a Secretary and a Treasurer, and such other officers as the Board of Directors may from time to time elect.

Section 6.2. The affairs of the Neighborhood Association shall be administered by the officers holding the offices designated in the Bylaws. The officers shall be elected by the Board of Directors of the Neighborhood Association at its first meeting following the annual meeting of the Members of the Neighborhood Association and shall serve at the pleasure of the Board of Directors. The Bylaws may provide for the removal from office of officers, for filling vacancies and for the

duties and qualifications of the officers. The names and addresses of the officers who shall serve until their successors are designated by the Board of Directors are as follows:

Name and Office:

Addresses:

President:

Stephen Margolis

825 Coral Ridge Drive
Coral Springs, Florida 33071

Vice-President:

Robert Stiegele

825 Coral Ridge Drive
Coral Springs, Florida 33071

Secretary/Treasurer:

Albert Gomez

825 Coral Ridge Drive
Coral Springs, Florida 33071

ARTICLE VII

BYLAWS

The Board of Directors shall adopt Bylaws consistent with these Articles of Incorporation. Such Bylaws may be altered, amended or repealed in the manner set forth in the Bylaws.

ARTICLE VIII

AMENDMENTS AND PRIORITIES

Section 8.1. Amendments to these Articles of Incorporation shall be proposed and approved by the Board of Directors and thereafter submitted to a meeting of the membership of the Neighborhood Association for adoption (by affirmative vote of 66-2/3% of the Members), all in the manner provided in, and in accordance with the notice provisions of, Chapter 617, Florida Statutes.

Section 8.2. Limitation. No amendment shall be made which would in any way affect any of the rights, privileges, powers or options herein provided in favor of or reserved to the Developer, or any affiliate, successor or assign of the Developer, unless the Developer shall join in the execution of the amendment.

Section 8.3. Developer Amendments. The Developer may amend these Articles consistent with the provisions of the Declaration, including such provisions of the Declaration allowing certain amendments to be affected by the Developer alone.

Section 8.4. In case of any conflict between these Articles and the Bylaws, these Articles shall control; and in case of any conflict between these Articles of Incorporation and the Neighborhood Declaration, the Neighborhood Declaration shall control.

ARTICLE IX
INCORPORATOR

The name and address of the incorporator of this Corporation is:

<u>Name</u>	<u>Address</u>
Centerline Port St. Lucie, Ltd., a Florida limited partnership	825 Coral Ridge Drive Coral Springs, Florida 33071

ARTICLE X
INDEMNIFICATION

Section 10.1. Indemnity. The Neighborhood Association shall indemnify any person who was or is a party or is threatened to be made a party to any threatened, pending or contemplated action, suit or proceeding, whether civil, criminal, administrative or investigative, by reason of the fact that he is or was a director, employee, officer or agent of the Neighborhood Association, against expenses (including attorneys' fees and appellate attorneys' fees), judgments, fines and amounts paid in settlement actually and reasonably incurred by him in connection with such action, suit or proceeding, unless (a) it is determined by a court of competent jurisdiction, after all available appeals have been exhausted or not pursued by the proposed indemnitee, that he did not act in good faith or that he acted in a manner he believed to be not in or opposed to the best interest of the Neighborhood Association, and, with respect to any criminal action or proceeding, that he had reasonable cause to believe his conduct was unlawful, and (b) such court further determines specifically that indemnification should be denied. The termination of any action, suit or proceeding by judgment, order, settlement, conviction, or upon a plea of nolo contendere or its equivalent, shall not, of itself, create a presumption that the person did not act in good faith or did act in a manner which he believed to be not in or opposed to the best interest of the Neighborhood Association, and with respect to any criminal action or proceeding, that he had reasonable cause to believe that his conduct was unlawful.

Section 10.2. Expenses. To the extent that a director, officer, employee or agent of the Neighborhood Association has been successful on the merits or otherwise in defense of any action, suit or proceeding referred to in Section 10.1 above or in defense of any claim, issue or matter therein, he shall be indemnified against expenses (including attorneys' fees and appellate attorneys' fees) actually incurred by him in connection therewith.

Section 10.3. Advances. Expenses incurred in defending a civil or criminal action, suit or proceeding shall be paid by the Neighborhood Association in advance of the final disposition of such action, suit or proceeding through all available appeals upon receipt of an undertaking by or on behalf of the director, officer, employee or agent to repay such amount unless it shall ultimately be determined that he is entitled to be indemnified by the Neighborhood Association as authorized in this Article.

Section 10.4. Miscellaneous. The indemnification provided by this Article shall not be deemed exclusive of any other rights to which those seeking indemnification may be entitled under any by-law, agreement, vote of Members or otherwise, both as to action in his official capacity while holding such office or otherwise, and shall continue as to a person who has ceased to be director, officer, employee or agent and shall inure to the benefit of the heirs, executors and administrators of such person.

Section 10.5. Insurance. The Neighborhood Association shall have the power to purchase and maintain insurance on behalf of any person who is or was a director, officer, employee or agent of the Neighborhood Association, or is or was serving at the request of the Neighborhood Association as a director, officer, employee or agent of another corporation, partnership, joint venture, trust or other enterprise, against any liability asserted against him and incurred by him in any such capacity, or arising out of his status as such, whether or not the Neighborhood Association would have the power to indemnify him against such liability under the provisions of this Article.

Section 10.6. Amendment Anything to the contrary herein notwithstanding, the provisions of this Article X may not be amended without the prior written consent of all persons whose interest would be adversely affected by such amendment.

ARTICLE XI

REGISTERED AGENT

The initial registered office of this corporation shall be at Becker & Poliakoff, P.A., Emerald Lake Corporate Park, 3111 Stirling Road, Fort Lauderdale, Florida 33312, with the privilege of having its office and branch offices at other places within or without the State of Florida. The initial registered agent at that address shall be Jennifer Bales Drake, Esquire.

IN WITNESS WHEREOF, the aforesaid Incorporator has hereunto set its hand this 8 day of FEBRUARY, 2005.

Centerline Port St. Lucie, Ltd., a Florida limited partnership

By: Centerline Port St. Lucie, LLC, a Florida limited liability company, as General Partner

By: [Signature]
Craig Perry, President

STATE OF FLORIDA)
) SS. (SEAL)
COUNTY OF Broward)

The foregoing instrument was acknowledged before me this 8th day of February, 2005, by Craig Perry, as President of Centerline Port St. Lucie, LLC, a Florida limited liability company, as General Partner of Centerline Port St. Lucie, Ltd., a Florida limited partnership, on behalf of the limited partnership. He is personally known to me or has produced as identification and has taken an oath.

[Signature]
Signature of person taking acknowledgment

Holly A. Howarth
Name typed, printed or stamped

My commission expires: 7/6/08




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CERTIFICATE DESIGNATING PLACE OF BUSINESS OR DOMICILE
FOR THE SERVICE OF PROCESS WITHIN THIS STATE,
NAMING AGENT UPON WHOM PROCESS MAY BE SERVED

In compliance with the laws of Florida, the following is submitted:

That desiring to organize under the laws of the State of Florida with its principal office, as indicated in the foregoing Articles of Incorporation, in the County of Broward, State of Florida, the corporation named in said articles has named Jennifer Bales Drake, Esq., located at Becker & Poliakoff, P.A., Emerald Lake Corporate Park, 3111 Stirling Road, Fort Lauderdale, Florida 33312, as its statutory registered agent.

Having been named the statutory agent of the above corporation at the place designated in this certificate, I hereby accept the same and agree to act in this capacity, and agree to comply with the provisions of Florida law relative to keeping the registered office open.


Jennifer Bales Drake, Esq.,
Registered Agent

Dated this 8 day of Feb, 2005.

344169_1.DOC

This instrument was prepared by:

Jennifer Bales Drake, Esquire
Becker & Poliakoff, P.A.
3111 Stirling Road
Fort Lauderdale, FL 33312
Phone: (954) 985-4113
Florida Bar No. 653896

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SECRETARY OF STATE
TALLAHASSEE, FLORIDA

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