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CORPORATION SERVICE COMPANY

ACCOUNT NO. : 072100000032

REFERENCE : 278582 7174310

AUTHORIZATION :

COST LIMIT : \$ PPD

ORDER DATE : March 25, 2005

ORDER TIME : 10:26 AM

ORDER NO. : 278582-005

CUSTOMER NO: 7174310

CUSTOMER: Jay Steven Levine, Esq.  
Jay Steven Levine, Esq.

Suite 490  
2500 North Military Trail  
Boca Raton, FL 33431

DOMESTIC FILING

NAME: CORAL REEF TOWNHOMES  
ASSOCIATION, INC.

EFFECTIVE DATE:

XX ARTICLES OF INCORPORATION  
CERTIFICATE OF LIMITED PARTNERSHIP  
ARTICLES OF ORGANIZATION

PLEASE RETURN THE FOLLOWING AS PROOF OF FILING:

XX CERTIFIED COPY  
PLAIN STAMPED COPY  
CERTIFICATE OF GOOD STANDING

CONTACT PERSON: Troy Todd - EXT. 2940

EXAMINER'S INITIALS: \_\_\_\_\_

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AND  
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05 MAR 25 PM 12:28

SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

THIS INSTRUMENT PREPARED BY:  
JAY STEVEN LEVINE, P.A.  
2500 North Military Trail, Suite 490  
Boca Raton, Florida 33431  
(561) 999-9925

**EXHIBIT "D"**

**ARTICLES OF INCORPORATION**

**OF**

**CORAL REEF TOWNHOMES ASSOCIATION, INC.**

(A Corporation Not-For-Profit Under the Laws of the State of Florida)

The undersigned by these Articles of Incorporation hereby associates himself for the purpose of forming a corporation not-for-profit under Chapter 617, Florida Statutes, and certifies as follows:

**ARTICLE I**

**NAME AND ADDRESS**

The name of the corporation is CORAL REEF TOWNHOMES ASSOCIATION, INC., and its mailing address is 1820 North Corporate Lakes Boulevard, Weston, Florida 33326.

**ARTICLE II**

**DEFINITIONS**

For convenience, the corporation shall be referred to in this instrument as the "Association"; the Declaration of Covenants and Restrictions for CORAL REEF TOWNHOMES, as the "Declaration"; these Articles of Incorporation as the "Articles"; and the By-Laws of the Association as the "By-Laws". All other definitions contained in the Declaration are incorporated herein by reference.

**ARTICLE III**

**PURPOSE, POWERS AND DUTIES**

Section 3.1 Purpose. The purpose for which the Association is organized is to provide an entity for the operation of CORAL REEF TOWNHOMES, located in Broward County, Florida. The Association is organized and shall exist on a non-stock basis as a corporation not for profit under the laws of the State of Florida, and no portion of any earnings of the Association shall be distributed or inure to the private benefit of any member, Director, or officer.

Section 3.2 Powers and Duties: General. For the accomplishment of its purposes, the Association shall have all the common law and statutory powers and duties of a corporation not for profit under the laws of the State of Florida, except as limited or modified by the Declaration, the By-Laws or the corporate statute. The powers of the Association shall also be as set forth in the Declaration and By-Laws.

- A. The Association shall have those duties relating to contracts and bids provided for in F.S. 720.3055, as amended from time to time.
- B. The Association shall maintain all official records defined by F.S. 720.303(4), as amended from time to time.

Section 3.3 Powers: Specific

The powers of the Association shall include but not be limited to the following:

- A. To make and collect annual and special assessments against members of the Association to defray the costs, expenses and losses of the Association, and to use the funds in the exercise of its powers and duties; and to levy and collect Charges.
- B. To protect, maintain, repair, replace and operate the Properties pursuant to the Governing Documents.
- C. To purchase insurance upon the Properties for the protection of the Association and its members, as required by law.
- D. To make improvements of the Properties.
- E. To reconstruct improvements after casualty.
- F. To make, amend, and enforce reasonable rules and regulations governing the use of the Lots, the operation of the Association, and including the frequency, time, location, notice and manner of the inspection and copying of official records.
- G. To contract for the management, operation and maintenance of the Community and to delegate any powers and duties of the Association in connection therewith except such as are specifically required by the Declaration to be exercised by the Board of Directors or the membership of the Association.
- H. To employ accountants, attorneys, architects, and other professional personnel to perform the services required for proper operation of the Properties and the Association.

- I. To purchase a Lot, but only at sales in foreclosure of liens for assessments for common expenses, at which sales the Association shall bid no more than the amount of the judgment plus interest and publication costs.
- J. Any other powers set forth in F.S. 617.0302 and Chapter 720, Florida Statutes.

#### ARTICLE IV

#### MEMBERSHIP AND VOTING IN THE ASSOCIATION

The Members of the Association shall be as provided in Section 1.19 of the Declaration. The Owners of each Lot, collectively, shall be entitled to that vote as set forth in the By-Laws, and the manner of exercising voting rights shall be as set forth in the By-Laws.

#### ARTICLE V

#### DIRECTORS

Section 5.1 General. The method of election of Directors shall be as set forth in the By-Laws. Other provisions regarding Directors, including their qualifications, meetings, removal and resignation, are as contained in the By-Laws.

Section 5.2 First Board of Directors. The names and addresses of the members of the first Board of Directors who shall hold office until their successors are elected and have taken office, as provided in the By-Laws, are as follows:

<u>NAME</u>	<u>ADDRESS</u>
Gene Schroeder	1820 N. Corporate Lakes Boulevard, Suite 208 Weston, Florida 33326
Angelo Dalessandro	1820 N. Corporate Lakes Boulevard, Suite 208 Weston, Florida 33326
Jose Ricardo Lopez	14700 Kirsten Court Davie, Florida 33325

#### ARTICLE VI

#### OFFICERS

Section 6.1 General. The affairs of the Association shall, to the extent delegated by the Board of Directors, be administered by the officers holding the offices designated in the By-Laws. Other

provisions regarding officers, including their appointment, removal and resignation, are as provided in the By-Laws.

Section 6.2 First Officers. The names and addresses of the first officers who shall serve until their successors are designated by the Board of Directors are as follows:

<u>Office</u>	<u>Name</u>	<u>Address</u>
President	Gene Schroeder	1820 N. Corporate Lakes Boulevard Suite 208 Weston, Florida 33326
Vice President	Angelo Dalessandro	1820 North Corporate Lakes Boulevard Suite 208 Weston, Florida 33326
Secretary	Jose Ricardo Lopez	14700 Kirsten Court Davie, Florida 33325
Treasurer	Jose Ricardo Lopez	14700 Kirsten Court Davie, Florida 33325

#### ARTICLE VII

##### BY-LAWS

The initial By-Laws of the Association have been adopted by the Board of Directors, and may be altered, amended or rescinded by the vote of both the Board of Directors and Members of the Association in the manner provided in the By-Laws; with the vote of the Board alone permitted only if and as permitted in the By-Laws.

#### ARTICLE VIII

##### AMENDMENTS TO THE ARTICLES OF INCORPORATION

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

Section 8.1 Proposal. Amendments to these Articles may be proposed by the Board of Directors or by written petition signed by the owners of one-fourth (1/4) of the Lots.

Section 8.2 Procedure; Notice and Format. Upon any amendment or amendments to these Articles being proposed as provided above, the proposed amendment or amendments shall be submitted to a vote of the members not later than the next annual meeting, unless insufficient time to give proper notice remains before that meeting. Any amendment may be considered at the annual or a special members meeting. The full text of any amendment to the Articles shall be included in the notice of the Owners' meeting of which a proposed amendment is considered by the Owners.

Section 8.3 Vote Required. Except as otherwise provided by Florida law, or by special provisions in the Governing Documents, these Articles may be amended by concurrence of a majority of the entire Board of Directors then serving and not less than 2/3 of the voting interests of the entire membership of the Association. If the amendments were proposed by a written petition signed by the Owners pursuant to Section 8.1 above, the concurrence of the Board of Directors shall not be required.

Section 8.4 Certificate; Recording and Effective Date. A copy of each Amendment shall be filed with the Secretary of State pursuant to the provisions of applicable Florida law, and a copy certified by the Secretary of State shall be recorded in the Public Records of the County. The Amendment shall be effective when the Certificate and copy of the Amendment, and any joinders and consents required, are recorded in the Public Records of the County. The certificate must identify the Book and Page of the Public Records where the Articles are recorded.

Section 8.5 Provisos. Notwithstanding any provision in these Articles to the contrary, the following shall apply:

- A. So long as the Developer controls the Board of Directors as provided for in the By-Laws, these Articles may be amended by the vote of the Developer alone; and after such control is relinquished, so long as the Developer owns any Lot in the Community, no amendment may be made without the written consent and joinder of the Developer.
- B. No amendment shall diminish or impair any of the rights, privileges, powers and/or options provided in these Articles in favor of or reserved to record owners of any institutional mortgages unless the Institutional Mortgagee shall join in the execution of the amendment.
- C. An amendment to these Articles that adds, changes or deletes a greater or lesser quorum or voting requirement must meet the same quorum requirement and be adopted by the same vote required to take action under the quorum and voting requirements then in effect or proposed to be adopted, whichever is greater.
- D. Article X of these Articles may be amended by the vote of a majority of the entire membership of the Board of Directors, without the need for membership approval, if a statement of change of registered agent and/or office is filed with the Secretary of State.
- E. Any amendment proposed to the Articles which would affect the surface water management system or water management portions of the common areas shall be submitted to the South Florida Water Management District for review prior to finalization of the amendment. The South Florida Water Management District shall determine if the proposed amendment will require a modification of the permit. If a permit modification is necessary, the

modification must be approved by the South Florida Water Management District prior to finalization of the amendment of these Articles.

ARTICLE IX

TERM

The term of the Association shall be perpetual.

ARTICLE X

REGISTERED AGENT AND REGISTERED OFFICE

The initial Registered Agent and Office of the Association shall be Angelo Dalessandro, 1820 North Corporate Boulevard, Suite 208, Weston, Florida 33326, with the privilege of having its office and branch office at other places within or without the State of Florida.

ARTICLE XI

INCORPORATOR

The name and address of the incorporator of these Articles of Incorporation are Angelo Dalessandro, 1820 North Corporate Boulevard, Suite 208, Weston, Florida 33326.

IN WITNESS WHEREOF I have set my hand and seal this 15 day of January, 2005.

[Signature]  
Witness Dani Ziff

[Signature]  
Witness Farina Khan

[Signature]  
ANGELO DALESSANDRO

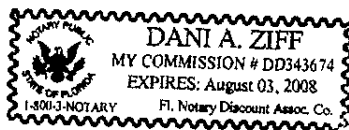


STATE OF FLORIDA

COUNTY OF BROWARD

I HEREBY CERTIFY that on this 15 day of January, 2005, before me personally appeared ANGELO DALESSANDRO, who is personally known to me or who has produced \_\_\_\_\_ (if left blank, personal knowledge existed) as identification and who did take an oath and who executed the above as his free act and deed.

WITNESS my signature and official seal at Weston, in the County of Broward State of Florida, the day and year last aforesaid.



NOTARY PUBLIC

Sign

Print

State of Florida at Large (Seal)

My Commission Expires: 8.3.08

APPROVED  
AND  
FILED

05 MAR 25 PM 12:28

ACCEPTANCE OF REGISTERED AGENT SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

Having been named as Registered Agent to accept service of process of CORAL REEF TOWNHOMES ASSOCIATION, INC., at the place designed in these Articles, the undersigned agrees to act in the capacity and I further agree to comply with the provisions of all Statutes relative to the proper and complete performance of my duties.

DATED this 15<sup>th</sup> day of January, 2005.

  
\_\_\_\_\_  
Registered Agent - ANGELO DALESSANDRO