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J. Shivers JUN 16 2005

CAPITAL CONNECTION, INC.

417 E. Virginia Street, Suite 1 • Tallahassee, Florida 32301
(850) 224-8870 • 1-800-342-8062 • Fax (850) 222-1222

Park Drive Homeowners
Association, Inc.

Signature _____

Requested by: _____

Name _____

Date _____

Time _____

Walk-In _____

Will Pick Up _____

☒ Art of Inc. File _____

_____ LTD Partnership File _____

_____ Foreign Corp. File _____

_____ L.C. File _____

_____ Fictitious Name File _____

_____ Trade/Service Mark _____

_____ Merger File _____

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_____ RA Resignation _____

_____ Dissolution / Withdrawal _____

_____ Annual Report / Reinstatement _____

☒ Cert. Copy _____

☒ Photo Copy _____

_____ Certificate of Good Standing _____

_____ Certificate of Status _____

_____ Certificate of Fictitious Name _____

_____ Corp Record Search _____

_____ Officer Search _____

_____ Fictitious Search _____

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_____ Vehicle Search _____

_____ Driving Record _____

_____ UCC 1 or 3 File _____

_____ UCC 11 Search _____

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ARTICLES OF INCORPORATION OF
PARK DRIVE HOMEOWNERS ASSOCIATION, INC.

WE, the undersigned, hereby associate ourselves together for the purpose of forming a Non-Profit Corporation under the laws of the State of Florida, pursuant to Florida Statutes 617 Et Seq., and hereby certify as follows:

ARTICLE I

The name of the Corporation shall be: **PARK DRIVE HOMEOWNERS ASSOCIATION, INC.**

ARTICLE II

The general purpose of this Non-Profit Corporation shall be as follows: To be the "Association" (as defined in the Condominium Act of the State of Florida, F.S. 718 Et Seq.) for the operation of Park Drive, a development to be created pursuant to the provisions of the Homeowners Association Act, and as such Association to operate and administer said development and carry out the functions and duties of said Homeowners Association as set forth in the Declaration of Covenants, Conditions, Restrictions and Easements for Park Drive.

ARTICLE III

All persons who are owners of parcels within said development shall automatically be members of this Corporation. Such membership shall automatically terminate when such person is no longer the owner of a parcel. Membership in this Corporation shall be limited to such parcel owner. The principle and mailing address is 6518 North State Road 7 Coconut Creek, Florida 33073

ARTICLE IV

This Corporation shall have perpetual existence.

ARTICLE V

The names and residences of the Subscribers to these Articles of Incorporation, are as follows:

<u>Name</u>	<u>Address</u>
Lance Sherman	6518 North State Road 7 Coconut Creek, Florida 33073
Rita Sherman	6518 North State Road 7 Coconut Creek, Florida 33073
William Fitzsimmons	6518 North State Road 7

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Susan Fitzsimmons

Coconut Creek, Florida 33073

6518 North State Road 7
Coconut Creek, Florida 33073

ARTICLE VI

Section 1. The affairs of the Corporation shall be managed and governed by a Board of Directors composed of not less than three nor more than the number specified in the By-Laws. The Directors, subsequent to the first Board of Directors, shall be elected at the annual meeting of the membership, for a term of one year, or until their successors shall be elected and shall qualify. Provisions for such election, and provisions respecting the removal, disqualification and resignation of Directors, and for filling vacancies on the Directorate, shall be established by the By-Laws.

Section 2. The principal Officers of the Corporation shall be: President, Vice-President and Secretary/Treasurer (the last two offices may be combined), who shall be elected from time to time in the manner set forth in the By-Laws adopted by the Corporation.

ARTICLE VII

The names of the Officers who are to serve until the first election of Officers, pursuant to the terms of the Declaration of Condominium and By-Laws, are as follows:

<u>Name</u>	<u>Office</u>
Lance Sherman	President
William Fitzsimmons	Vice-President
Rita Sherman	Secretary
Susan Fitzsimmons	Treasurer

ARTICLE VIII

The following persons shall constitute the first Board of Directors and shall serve until the first election of the Board of Directors at the first regular meeting of the membership:

Lance Sherman
William Fitzsimmons
Rita Sherman
Susan Fitzsimmons

ARTICLE IX

The By-Laws of the Corporation shall initially be made and adopted by its first Board of Directors.

The By-Laws may be amended, altered, supplemented or modified by the membership at

the Annual Meeting, or at a duly convened special meeting of the membership attended by a majority of the membership, by vote, as follows:

- A) If the proposed change has been approved by the unanimous approval of the Board of Directors, then it shall require only a majority vote of the total membership to be adopted.
- B) If the proposed change has not been approved by the unanimous vote of the Board of Directors, then the proposed change must be approved by three-fourths (3/4) of the total vote of the membership.

ARTICLE X

Amendments to these Articles of Incorporation may be proposed by any member or director and shall be adopted in the same manner as is provided for the amendment of the By-Laws as set forth in Article IX above. Said amendments shall be effective when a copy thereof, together with an attached certificate of its approval by the membership, sealed with the Corporate Seal, signed by the Secretary or an Assistant Secretary, and executed and acknowledged by the President or Vice President, has been filed with the Secretary of State, and all filing fees paid.

ARTICLE XI

This corporation shall have all of the powers set forth in Florida Statute 617, all of the powers set forth in Florida Statute 720.

ARTICLE XII

There shall be no dividends paid to any of the members nor shall any part of the income of the corporation be distributed to its Board of Directors or Officers. In the event there are any excess receipts over disbursements, as a result of performing services, such excess shall be applied against future expenses, etc. The Corporation may pay compensation in a reasonable amount to its members, directors and officers for services rendered, may confer benefits upon its members in conformity with its purposes, and upon dissolution or final liquidation, may make distribution to its members as is permitted by the Court having jurisdiction thereof, and no such payment benefit or distribution shall be deemed to be a dividend or distribution of income.

This Corporation shall issue no shares of stock of any kind or nature whatsoever. Membership in the Corporation and the transfer thereof, as well as the number of members, shall be upon such terms and conditions as provided for in the Declaration of Condominium and By-Laws. The voting rights of the owners of parcels in said Condominium property shall be as set forth in the Declaration of Condominium and/or By-Laws.

IN WITNESS WHEREOF, the Subscribers hereto have hereunto set their hands and seals this

1st day of June, 2005.


LANCE SHERMAN


RITA SHERMAN


WILLIAM FITZSIMMONS


SUSAN FITZSIMMONS

STATE OF FLORIDA)
COUNTY OF ~~MIAMI-DADE~~)
 BROWARD

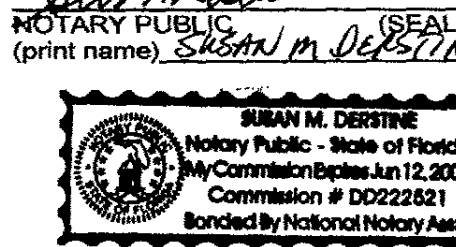
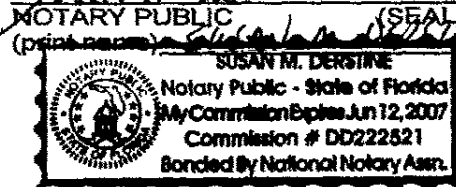
The foregoing instrument was sworn to and subscribed before me in the County and State last aforesaid, this 1st day of June, 2005, by Lance Sherman who personally appeared before me at the time of notarization and who is personally known to me or who has produced (type of identification) _____ as identification, and who acknowledged he executed the foregoing Articles of Incorporation for the purposes therein expressed.

My Commission Expires: 6/12/2007

STATE OF FLORIDA)
COUNTY OF ~~MIAMI-DADE~~)
 BROWARD

The foregoing instrument was sworn to and subscribed before me in the County and State last aforesaid, this 1st day of June, 2005, by William Fitzsimmons who personally appeared before me at the time of notarization and who is personally known to me or who has produced (type of identification) _____ as identification, and who acknowledged he executed the foregoing Articles of Incorporation for the purposes therein expressed.


My Commission Expires: 6/12/2007

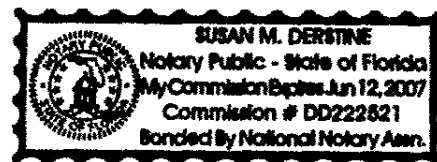


STATE OF FLORIDA)
COUNTY OF ~~MIAMI-DADE~~)
BROWARD

The foregoing instrument was sworn to and subscribed before me in the County and State last aforesaid, this 1st day of June, 2005, by Rita Sherman who personally appeared before me at the time of notarization and who is personally known to me or who has produced (type of identification) _____ as identification, and who acknowledged she executed the foregoing Articles of Incorporation for the purposes therein expressed.

My Commission Expires: 6/12/2007


NOTARY PUBLIC (SEAL)
(print name) SUSAN M. DERSTINE

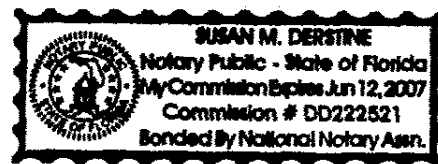


STATE OF FLORIDA)
COUNTY OF ~~MIAMI-DADE~~)
BROWARD

The foregoing instrument was sworn to and subscribed before me in the County and State last aforesaid, this 1st day of June, 2005, by Susan Fitzsimmons who personally appeared before me at the time of notarization and who is personally known to me or who has produced (type of identification) _____ as identification, and who acknowledged she executed the foregoing Articles of Incorporation for the purposes therein expressed.

My Commission Expires: 6/12/2007


NOTARY PUBLIC (SEAL)
(print name) SUSAN M. DERSTINE



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

IN COMPLIANCE WITH SECTION 48.091, FLORIDA STATUTES, THE FOLLOWING IS SUBMITTED:

THAT PARK DRIVE HOMEOWNERS ASSOCIATION, INC., DESIRING TO ORGANIZE OR QUALIFY UNDER THE LAWS OF THE STATE OF FLORIDA, WITH ITS PRINCIPAL PLACE OF BUSINESS AT CITY OF MIAMI, STATE OF FLORIDA, HAS NAMED LANCE SHERMAN, LOCATED AT 6518 NORTH STATE ROAD 7, COCONUT CREEK, FLORIDA 33073, AS ITS AGENT TO ACCEPT SERVICE OF PROCESS WITHIN FLORIDA.

PARK DRIVE HOMEOWNERS ASSOCIATION, INC.

By: 

LANCE SHERMAN

TITLE: RESIDENT AGENT

DATE: 6/11, 2005

HAVING BEEN NAMED TO ACCEPT SERVICE OF PROCESS FOR THE ABOVE STATED CORPORATION, AT THE PLACE DESIGNED IN THIS CERTIFICATE, I HEREBY AGREE TO ACT IN THIS CAPACITY, AND I FURTHER AGREE TO COMPLY WITH THE PROVISIONS OF ALL STATUTES RELATIVE TO THE PROPER AND COMPLETE PERFORMANCE OF MY DUTIES.

By: 

LANCE SHERMAN

DATE: 6/11, 2005

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DIVISION OF CORRECTIONS
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