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**FLORIDA NON-PROFIT CORPORATION**

**Casa Del Sol Property Owners Association, Inc**

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**ARTICLES OF INCORPORATION**  
**of**  
**CASA DEL SOL PROPERTY OWNERS ASSOCIATION, INC.**  
*(A Corporation Not for Profit)*

The undersigned executes these Articles of Incorporation for the purpose of forming a not-for-profit corporation pursuant to Chapter 617 of the Florida Statutes.

**ARTICLE I**  
**NAME AND ADDRESS OF CORPORATION**

The name of the Corporation ("*Corporation*" or "*Master Association*") is CASA DEL SOL PROPERTY OWNERS ASSOCIATION, INC., and its mailing address and principal place of business is 658 West Indiantown Road, Suite 211, Jupiter, Florida, 33458.

**ARTICLE II**  
**PURPOSES**

The purpose of this Corporation is to own, lease, maintain, operate, and administer certain commercial and residential property within or related to Casa Del Sol, Village of Tequesta, Florida, and to carry out its rights and duties set forth in the corresponding Master Declaration of Covenants for such property ("*Master Declaration*").

**ARTICLE III**  
**DEFINITIONS**

The definitions set forth in the Master Declaration shall apply to these Articles of Incorporation.

**ARTICLE IV**  
**POWERS AND LIMITATIONS**

A. The Corporation shall have the power:

1. To own, lease, operate, maintain, and administer the Common Areas, and other property within or related to Casa Del Sol in accordance with the Master Declaration.
2. To establish, through its Board of Directors, reasonable rules and regulations regarding the property within Casa Del Sol.
3. To carry out all the powers and duties vested in the Corporation pursuant to these Articles of Incorporation and the Bylaws, and pursuant to the Master Declaration.
4. To do all things necessary to carry out the operation of the Corporation as a

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natural person might or could do and to exercise and enjoy all the powers, rights and privileges granted to or conferred upon corporations of similar character by the provisions of §§617 and 607, Florida Statutes.

5. To engage professional management agents to manage its affairs, and pay a fee therefor.

6. To grant easements and leases to any Person or entity over, under, through, and across the Common Areas, for or without compensation to the Corporation, without any need to obtain the approval or joinder of any Owner, Institutional Mortgagee or lienholder, to the extent permitted by the Master Declaration.

7. To assess members of the Master Association, and enforce such Assessments in accordance with the Master Declaration.

B. The Corporation is not organized for profit, nor shall it have the power to issue certificates of stock or pay dividends.

C. All funds and title to all interests in property acquired by the Corporation, whether fee simple or leasehold or otherwise, and the proceeds thereof shall be held in trust for members of the Corporation, subject to the terms of the Master Declaration.

D. The Corporation shall not be authorized to make any unreasonable accumulations of cash or assets as determined by the Internal Revenue Code or the rules and regulations pursuant thereto.

#### **ARTICLE V** **CORPORATE EXISTENCE**

The Corporation shall have perpetual existence unless sooner dissolved by law. The Corporation may be dissolved upon unanimous resolution to that effect being adopted by the members of the Board of Directors and approved by an affirmative vote of at least one hundred percent (100%) of the total Voting Rights in Casa Del Sol Property Owners Association, Inc., and, after receipt of the appropriate decree of dissolution, if such decree is necessary at the time of dissolution as set forth in Florida Statutes, Chapter 617, or statute of similar import.

#### **ARTICLE VI** **QUALIFICATIONS**

1. The Corporation shall have two members, Tequesta Square Condominium Association, Inc. (and its successors) and Casa Del Sol at Tequesta Property Owners Association, Inc. (and its successors).

2. The Voting Rights of Tequesta Square Condominium Association, Inc. shall be equal to

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the total square footage comprising the Office Parcel, as defined in the Master Declaration of Covenants for the Casa Del Sol. The Voting Rights of Casa Del Sol at Tequesta Property Owners Association, Inc. shall be equal to the total square footage comprising the Townhouse Parcel, as defined in the Master Declaration of Covenants for the Casa Del Sol.

**ARTICLE VII**  
**DIRECTORS**

1. The business of the Corporation shall be conducted by a Board of Directors, consisting of four members, of which two shall be elected by the Tequesta Square Condominium Association, Inc., and two shall be elected by the Casa Del Sol at Tequesta Property Owners Association, Inc.

2. The election of directors, their removal and the filling of vacancies on the Board of Directors shall be in accordance with the Bylaws.

3. The directors shall serve until their successors are duly elected and qualified, or until they are removed in the manner elsewhere provided, or until they resign, whichever occurs first, and any vacancies in their number occurring before a successor has been duly elected and qualified shall be filled in accordance with the Bylaws.

**ARTICLE VIII**  
**OFFICERS**

The affairs of the Corporation shall be managed by a President, Vice-President, Secretary, Treasurer, and such other officers as may be authorized by the Board of Directors. A person may hold more than one office. Said officers shall be elected annually by the Board of Directors at the annual meeting of the Board of Directors and shall hold office until their successors shall be duly elected and qualified, or until they are removed, or until they resign, whichever first occurs. The initial officers of the Corporation shall be as follows:

JAMES T. HELM	President	658 West Indiantown Road, Suite 211, Jupiter, Florida, 33458
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KIM HELM	Secretary, Treasurer	658 West Indiantown Road, Suite 211, Jupiter, Florida, 33458
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**ARTICLE IX**  
**NAMES AND POST OFFICE ADDRESSES OF DIRECTORS**

The names and addresses of the members of the first Board of Directors who shall hold office pursuant to the terms and provisions of the Articles of Incorporation and Bylaws shall be:

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Named by Tequesta Square Condominium Association, Inc.:

JAMES T. HELM 658 West Indiantown Road, Suite 211,  
Jupiter, Florida, 33458

KIM HELM 658 West Indiantown Road, Suite 211,  
Jupiter, Florida, 33458

Named by Casa Del Sol at Tequesta Property Owners Association, Inc:

ROBERT BRUCE 658 West Indiantown Road, Suite 211,  
Jupiter, Florida, 33458

LISA NICOLE JAGODA 658 West Indiantown Road, Suite 211,  
Jupiter, Florida, 33458

**ARTICLE X**  
**BYLAWS**

The first Bylaws of the Corporation shall be adopted by the Board of Directors named herein and may be altered, amended or rescinded in the manner provided by the Bylaws.

**ARTICLE XI**  
**INDEMNIFICATION**

1. The Corporation shall indemnify and hold harmless any director, officer or member of a corporate committee created or arising under the Bylaws, the Articles of Incorporation or the Master Declaration, collectively referred to herein as the "Indemnitees" and individually referred to herein as an "Indemnatee," made a party or threatened to be made a party to any threatened, pending or contemplated action, suit or proceeding. This indemnification shall extend to any action of a judicial, administrative, criminal, or investigative nature (including, but not limited to, any action by the Corporation), brought by or against an Indemnatee, based on an act, or acts, alleged to have been committed by such Indemnatee, in his or her capacity as an officer, director or member of a corporate committee. In any such action, the Corporation shall indemnify and hold the Indemnatee harmless from and against judgments, losses, liabilities, costs, fines, amounts paid in settlement, and reasonable expenses, including, but not limited to, attorneys' fees, actually incurred by the Indemnatee as a result of such action, suit, or proceeding or any appeal therein, provided such Indemnatee did not act with gross negligence or willful misconduct. The termination of any such action, suit, or proceeding by judgment, order, settlement, conviction, or upon a plea of nolo contendere or its equivalent shall not, in itself, create a presumption that any such Indemnatee acted with gross negligence or willful misconduct.

2. Indemnification as provided in this Article shall continue as to a person who has ceased

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to be a director, officer, or member of a corporate committee, and shall inure to the benefit of the heirs, executors, and administrators of such Indemnitee. References herein to directors, officers and members of corporate committees shall include not only current directors and officers, but former directors, former officers and former members of corporate committees as well.

3. The Corporation shall have the power to purchase and maintain insurance on behalf of any person who is a director or officer of the Corporation against any liability asserted against him or her and incurred by him or her in any such capacity or arising out of his or her status as such, whether or not the Corporation would have the power to indemnify him or her against such liability under the provisions of this Article.

4. The aforementioned rights shall be in addition to, and not exclusive of, all other rights to which such director or officer may be entitled under Florida law. In particular, the Corporation shall also indemnify (and advance costs to) the Indemnitees to the full extent allowed under any applicable statute (including, but not limited to, §617.0831, Florida Statutes).

**ARTICLE XII**  
**TRANSACTIONS IN WHICH**  
**DIRECTORS OR OFFICERS ARE INTERESTED**

1. No contract or other transaction between the Corporation and one or more of its directors or any other corporation, firm, association, or entity in which one or more of its directors are directors or officers or are financially interested shall be either void or voidable because of such relationship or interest, because such director or directors are present at a meeting of the Board of Directors or a committee thereof which authorizes, approves, or ratifies such contract or transaction, or because his, her or their votes are counted for such purpose if:

(a) The fact of such relationship or interest is disclosed or known to the Board of Directors or committee which authorizes, approves, or ratifies the contract or transaction by a vote or consent sufficient for the purpose without counting the votes or consents of such interested directors;

(b) The fact of such relationship or interest is disclosed or known to the members entitled to vote on such contract or transaction, if any, and they authorize, approve, or ratify it by vote or written consent; or

(c) The contract or transaction is fair and reasonable as to the Corporation at the time it is authorized by the Board, a committee, or the members.

2. Common or interested directors may be counted in determining the presence of quorum at a meeting of the Board of Directors or a committee thereof which authorizes, approves, or ratifies such contract or transaction.

3. No director or officer of the Corporation shall incur liability merely by reason of the fact

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that he or she is, or may be interested in any such contract or transaction.

**ARTICLE XIII**  
**AMENDMENTS**

1. These Articles of Incorporation may be amended upon the affirmative consent of at least fifty percent (50%) of all of the Voting Rights in the Master Association, at a regular or special meeting called for that purpose by an amendment signed and acknowledged by the President or Vice President and the Secretary of the Corporation and which contains an affidavit by an officer of the Board certifying that the necessary affirmative vote of the Owners has been obtained; provided, however, any amendment to the assignment or calculation of Voting Rights shall require unanimous consent of all Voting Rights.

2. A copy of each amendment to the Articles of Incorporation as approved must be accepted by the Secretary of State of the State of Florida, or such other person required by Florida law, and shall be recorded in the Public Records of Palm Beach County, Florida.

**ARTICLE XIV**  
**INCORPORATOR**

The name and address of the Incorporator of the Articles of Incorporation is James T. Helm, 658 West Indiantown Road, Suite 211, Jupiter, Florida, 33458.

**ARTICLE XV**  
**INITIAL REGISTERED OFFICE AND AGENT**

The street address of the initial registered office of this Corporation is 658 West Indiantown Road, Suite 211, Jupiter, Florida, 33458, and the name of the initial registered agent of this Corporation is James T. Helm.

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

Signature of Registered Agent:

Date: \_\_\_\_\_, 2005

By: \_\_\_\_\_  
James T. Helm

Signature of Incorporator:

Date: \_\_\_\_\_, 2005

By: \_\_\_\_\_  
James T. Helm

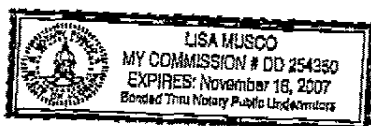
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STATE OF FLORIDA )  
COUNTY OF PALM BEACH)

The foregoing instrument was sworn to and acknowledged before me this 1st day of July, 2005, by James T. Helar, who is personally known to me or has produced \_\_\_\_\_ as identification.

[SEAL]



Lisa Musco  
NOTARY PUBLIC  
COMMISSION EXPIRES: \_\_\_\_\_

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