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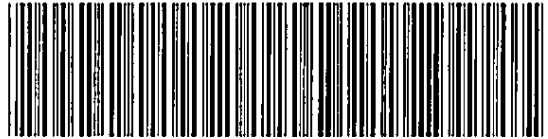
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OFFICE, FL

K. HUNT
01/24/24

COVER LETTER

TO: Amendment Section
Division of Corporations

SUBJECT: MONTEREY COMMUNITY ASSOCIATION, INC.
(Name of Surviving Corporation)

The enclosed Articles of Merger and fee are submitted for filing.

Please return all correspondence concerning this matter to following:

Michael S. Bender, Esq.

(Contact Person)

Kaye Bender Rembaum, P.L.

(Firm/Company)

1200 Park Central Boulevard South

(Address)

Pompano Beach, Florida 33069

(City/State and Zip Code)

For further information concerning this matter, please call:

Michael S. Bender, Esq.

(Name of Contact Person)

At (⁹⁵⁴) ⁹²⁸⁻⁰⁶⁸⁰

(Area Code & Daytime Telephone Number)

☒ Certified copy (optional) \$8.75 (Please send an additional copy of your document if a certified copy is requested)

Mailing Address:

Amendment Section
Division of Corporations
P.O. Box 6327
Tallahassee, FL 32314

Street Address:

Amendment Section
Division of Corporations
The Centre of Tallahassee
2415 N. Monroe Street, Suite 810
Tallahassee, FL 32303

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ARTICLES OF MERGER

(Not for Profit Corporations)

The following articles of merger are submitted in accordance with the Florida Not For Profit Corporation Act, pursuant to section 617.1105, Florida Statutes.

First: The name and jurisdiction of the surviving corporation:

<u>Name</u>	<u>Jurisdiction</u>	<u>Document Number</u> (If known/ applicable)
MONTEREY COMMUNITY ASSOCIATION	Florida	N05000008522

Second: The name and jurisdiction of each merging corporation:

<u>Name</u>	<u>Jurisdiction</u>	<u>Document Number</u> (If known/ applicable)
MONTEREY PROPERTY OWNERS' ASSOCIATION	Florida	N06000002105

Third: The Plan of Merger is attached.

Fourth: The merger shall become effective on the date the Articles of Merger are filed with the Florida Department of State

OR ____/____/____ (Enter a specific date. NOTE: An effective date cannot be prior to the date of filing or more than 90 days after merger file date).

Note: If the date inserted in this block does not meet the applicable statutory filing requirements, this date will not be listed as the document's effective date on the Department of State's records.

(Attach additional sheets if necessary)

Fifth: ADOPTION OF MERGER BY SURVIVING CORPORATION
(COMPLETE ONLY ONE SECTION)

SECTION I

The plan of merger was adopted by the members of the surviving corporation on November 1st, 2023
The number of votes cast for the merger was sufficient for approval and the vote for the plan was as follows:
147 FOR 5 AGAINST

SECTION II

(CHECK IF APPLICABLE) The plan or merger was adopted by written consent of the members and executed in accordance with section 617.0701, Florida Statutes.

SECTION III

There are no members or members entitled to vote on the plan of merger.
The plan of merger was adopted by the board of directors on _____. The number of directors in office was _____. The vote for the plan was as follows: _____ FOR _____ AGAINST _____

Sixth: ADOPTION OF MERGER BY MERGING CORPORATION(S)
(COMPLETE ONLY ONE SECTION)

SECTION I

The plan of merger was adopted by the members of the merging corporation(s) on November 1, 2023. The number of votes cast for the merger was sufficient for approval and the vote for the plan was as follows: 147 FOR 5 AGAINST

SECTION II

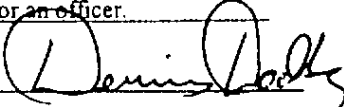
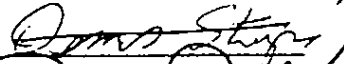
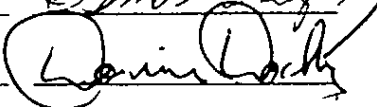
(CHECK IF APPLICABLE) The plan or merger was adopted by written consent of the members and executed in accordance with section 617.0701, Florida Statutes.

SECTION III

There are no members or members entitled to vote on the plan of merger.
The plan of merger was adopted by the board of directors on _____. The number of directors in office was _____. The vote for the plan was as follows: _____ FOR _____ AGAINST _____

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Seventh: SIGNATURES FOR EACH CORPORATION

<u>Name of Corporation</u>	<u>Signature of the chairman/ vice chairman of the board or an officer.</u>	<u>Typed or Printed Name of Individual & Title</u>
MONTEREY COMMUNITY ASSOCIATION		Dennis Dockery, President
MONTEREY PROPERTY OWNERS' ASSOCIATION		Dennis Dockery, President
		

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CLERK OF STATE
TALLAHASSEE, FL

PLAN OF MERGER

The following plan of merger is submitted in compliance with section 617.1101, Florida Statutes and in accordance with the laws of any other applicable jurisdiction of incorporation.

The name and jurisdiction of the surviving corporation:

Name

MONTEREY COMMUNITY ASSOCIATION, INC.

Jurisdiction

Florida

The name and jurisdiction of each merging corporation:

Name

MONTEREY PROPERTY OWNERS' ASSOCIATION, INC.

Jurisdiction

Florida

The terms and conditions of the merger are as follows:

Plan of Merger is attached.

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TALLAHASSEE, FL
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A statement of any changes in the articles of incorporation of the surviving corporation to be effected by the merger is as follows:

Other provisions relating to the merger are as follows:

*Surviving Corporation exercising right to provide
property Insurance for each Unit.*

PLAN OF MERGER

This Plan of Merger is by and between MONTEREY COMMUNITY ASSOCIATION, INC., a Florida corporation not-for-profit (the "Surviving Corporation") and the following corporation (the "Dissolving Corporation") MONTEREY PROPERTY OWNERS ASSOCIATION, INC., a Florida corporation not-for-profit. The Surviving Corporation and the Dissolving Corporation sometimes are referred to collectively herein as the "Constituent Corporations."

1. The Constituent Corporations. The Constituent Corporations are all Florida corporations not-for-profit, organized on a nonstock basis, and are in good standing.

2. Property Owners Association. Heretofore a 300-property owners residential complex, was formed by the recording of a Declaration of Covenants, Restrictions and Easements of Monterey, recorded March 23, 2006, at Official Records Book 20092, Page 0757, Public Records of Palm Beach County, Florida.

The Dissolving Corporation is the property owners associations that operates the above-referenced townhomes. The associations themselves are not being merged.

3. Surviving Corporation. The Surviving Corporation shall become the Community Association that operates the above-referenced Property Owners Association, as well as the rest of the Community.

4. Principal Office. The principal office of the MONTEREY COMMUNITY ASSOCIATION, INC., shall remain at the following address: 100 Monterey Lake Circle, Boynton Beach, Florida 33426.

5. Articles of Incorporation. The Articles of Incorporation of the Surviving Corporation shall be the Articles of Incorporation attached to the Articles of Merger of the Surviving Corporation as Exhibit "A".

6. Bylaws. The Bylaws of the Surviving Corporation shall be the Bylaws attached to

the Community Declaration of Covenants, Restrictions and Easements of the Surviving Corporation as Exhibit "B".

7. Directors and Officers. The directors and officers of the Surviving Corporation on the effective date of the merger shall continue as the directors and officers of the Surviving Corporation for full unexpired terms of their offices and until successors have been duly elected or appointed and qualified.

8. Ratification by Members. This Plan of Merger has been ratified and approved by the members of each of the Constituent Corporations as required by law. Execution of the Articles of Merger and this Plan of Merger by officers of each Constituent Corporation shall constitute a representation and certification that such ratification and approval has been obtained.

9. Effective Date of Merger. This merger shall become effective on the last to occur of the following dates:

a. The date the Articles of Merger are filed in the offices of Florida Secretary of State.

b. December 1, 2003 (Given Date)

10. Effect of Merger. When the merger becomes effective, the separate existence of the Dissolving Corporation shall cease, except as may be required for carrying out the purposes of this Plan of Merger or as continued by Statute. All of the rights, privileges, powers, franchises, assets, causes of action, and interests of any kind whatsoever of the Dissolving Corporation, including all debts due on any and all accounts, shall in effect become the property of the Surviving Corporation and shall not revert or be in any way impaired by reason of the Merger. All rights of creditors and all liens on the property of the Constituent Corporations shall be preserved unimpaired, and all debts, liabilities, and duties of the Dissolving Corporation shall henceforth attach to the Surviving Corporation and may be enforced against it to the same extent as if those debts, liabilities, and duties initially had been incurred or contracted by the Surviving Corporation.

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FLORIDA
STATE

11. Execution. The Articles of Merger and this Plan of Merger may be executed in any number of counterparts, and each counterpart shall constitute an original instrument.

IN WITNESS WHEREOF, the Constituent Corporations have caused these presents to be signed by their respective officers duly authorized by the respective Boards of Directors and Members of each corporation.

November 1, 2023
Date

MONTEREY COMMUNITY
ASSOCIATION, INC.,
a Florida not-for-profit corporation

IN WITNESS WHEREOF, we have affixed our hands this 1st day of November, 2023, at Bogarten Beach, Palm Beach County, Florida.

WITNESS 1:

AD
(Sign)
NRF Prop. R450
(Print)

WITNESS 2:

[Signature]
(Sign)
LYNE GRENIER
(Print)

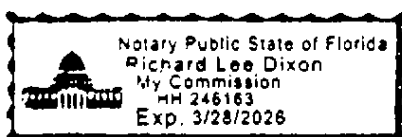
By: [Signature]
Print: Dennis Doderer
President
Attest: [Signature]
Print: DENNIS STUPEC
Secretary

STATE OF FLORIDA
COUNTY OF PALM BEACH

NOTARY PUBLIC
STATE OF FLORIDA
NOV 26 AM 7:37
ED

The foregoing instrument was acknowledged before me by means of X physical presence or online notarization this 1st day of November, 2023 by Dennis Doderer as President and Dennis Stupac as Secretary of Monterey Property Owners Association, Inc., a Florida corporation, on behalf of the corporation, who is personally known to me or has produced _____ as identification and did take an oath.

My Commission Expires:



BY: [Signature]
NOTARY PUBLIC,
STATE OF FLORIDA AT LARGE

Richard L. Dixon
Printed Name of Notary Public

Date

11/1/2023

MONTEREY PROPERTY OWNERS
ASSOCIATION, INC.,
a Florida not-for-profit corporation

IN WITNESS WHEREOF, we have affixed our hands this 1st day of November,
2023, at Boca Raton Palm Beach County, Florida.

WITNESS 1:

(Sign) TR
(Print) NEFTAL RAYO

By: Dennis Dakey
Print: Dennis Dakey President
Attest: Dennis Stype
Print: DENNIS STYPE Secretary

WITNESS 2:

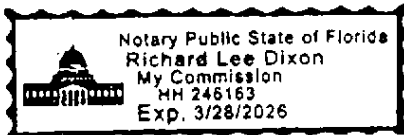
(Sign) LYNE GRENIER
(Print) LYNE GRENIER

STATE OF FLORIDA
COUNTY OF PALM BEACH

NOTARY PUBLIC
STATE OF FLORIDA
JAN 26 AM 7:37
LEWISSEE, FL

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 1st day of November, 2023 by Dennis Dakey as President and Dennis Stype as Secretary of Monterey Property Owners Association, Inc., a Florida corporation, on behalf of the corporation, who is personally known to me or has produced as identification and did take an oath.

My Commission Expires:



BY: Richard L. Dixon
NOTARY PUBLIC,
STATE OF FLORIDA AT LARGE
Richard L. Dixon
Printed Name of Notary Public