

N0500000 9816

(Requestor's Name)

(Address)

(Address)

(City/State/Zip/Phone #)

☐ PICK-UP

☐ WAIT

☐ MAIL

(Business Entity Name)

(Document Number)

Certified Copies _____ Certificates of Status _____

Special Instructions to Filing Officer:

Office Use Only



800059851088

09/23/05--01020--007 **70.00

FILED
05 SEP 22 PM 7:23
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

V

099.32

DAVID R. ROY, P.A.
Attorneys At Law

David R. Roy, Esq.
4209 N. Federal Hwy.
Pompano Beach, FL 33064

Tel: (954) 784-2961
Fax: (954) 788-2425
E-Mail: David@davidroy.com
Web-Site: www.davidroy.com

September 20, 2005

DEPARTMENT OF STATE
Division of Corporations
P.O. Box 6327
Tallahassee, FL 32314

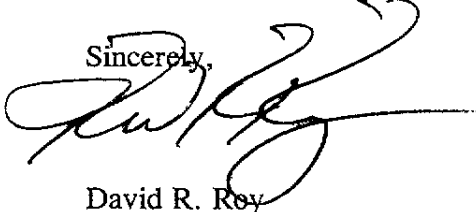
Re: H Street Commerce Park Condominium Association, Inc.
Articles of Incorporation

Dear Sir/Madam:

Please find enclosed the original and one (1) copy of the Articles of Incorporation along with a check for \$70.00 to cover the filing fees for the above referenced not for profit corporation.

If there are any problems, do not hesitate to contact me.

Sincerely,

A handwritten signature in black ink, appearing to read 'David R. Roy', is written over the word 'Sincerely,'.

David R. Roy

DRR/tk
Enclosure

FILED

05 SEP 22 PM 7:24

ARTICLES OF INCORPORATION
H Street Commerce Park Condominium Association, Inc.

SECRETARY OF STATE
TALLAHASSEE, FLORIDA

The undersigned incorporators, for the purpose of forming a non-profit corporation under the Florida Business Corporation Act, hereby adopt the following Articles of Incorporation.

ARTICLE I

The name of the corporation shall be H Street Commerce Park Condominium Association, Inc..

ARTICLE II

The duration of the corporation shall be perpetual unless dissolved according to the laws of the State of Florida.

ARTICLE III

The corporation is organized for the purpose of owning and maintaining the exterior of the buildings, common landscaping areas, the common walls between the units and the roof of the units to be developed on the property legally described as follows:

Lots 19, 20, 21, 22, 23, and 24, Block 81, LAKE WORTH, (formerly Townsite of Lucerne), according to the Plat thereof, as recorded in Plat Book 2, Page 29 through 40, inclusive, as recorded in the Public Records of Palm Beach County, Florida.

The corporation shall have the power to transact any or all lawful business which a not for profit corporation may transact under applicable laws.

Without limiting the generality of the foregoing, the corporation shall:

(a) exercise all powers and privileges and perform all duties of the "ASSOCIATION" as set forth in the Declaration of Condominium, for the property ("the Declaration");

(b) establish the amount of the assessments payable by each owner subject to assessment pursuant to the Declaration, determine whether such assessment shall be paid monthly, quarterly or annually and collect such assessment from such owners and use the same to pay all expenses of the ASSOCIATION relating to the ownership and maintenance of the Common Areas;

(c) with the approval of not less than two thirds (2/3) of each class of members, borrow money and mortgage or pledge the real or personal property of the ASSOCIATION as security for such borrowed monies.

ARTICLE IV

The ASSOCIATION shall have two classes of voting members as follows:

Class A. Class A members shall be all Owners owning Units, with the exception of the Declarant, and shall be entitled to one (1) vote for each Unit owned. When more than one person holds an interest in a given Unit, all such persons shall be members and the vote for such Unit shall be exercised as they may determine among themselves. In no event shall more than one (1) vote be cast with respect to any Unit owned by Class A members.

Class B. The Class B member shall be Declarant, who shall be entitled to exercise three (3) votes for each Unit owned. The Class B membership shall cease upon sale of the last Unit.

ARTICLE V

The principal place of business and the mailing address of this corporation shall be 801 W. McNab Road, Pompano Beach, FL 33060.

ARTICLE VI

The corporation shall have three (3) Directors initially. The number of Directors may be increased or decreased from time to time by amendment to, or in the manner provided in the By-Laws of the Corporation.

The names and addresses of each director is as follows:

Alan Hoekstra
801 W. McNab Road
Pompano Beach, FL 33060

Henri Hage
801 W. McNab Road
Pompano Beach, FL 33060

David R. Roy
4209 N. Federal Hwy.
Pompano Beach, FL 33064

ARTICLE VII

The names and addresses of the incorporators to these Articles of Incorporation are:

Henri Hage
801 W. McNab Road
Pompano Beach, FL 33060

ARTICLE VIII

The power to adopt, alter, amend or repeal the By-Laws shall be vested in the Board of Directors and the members as provided in the By-Laws.

ARTICLE IX

The Corporation shall indemnify, to the full extent permitted by law, any officer, director, employee or agent of the corporation, or any former officer, director, employee or agent of the Corporation.

ARTICLE X

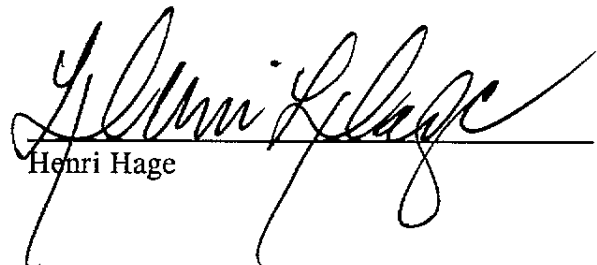
This Corporation reserves the right to amend or repeal any provisions contained in these Articles of Incorporation, or any amendment thereto. Any amendment to these Articles may be made as provided under applicable law except that an amendment of the provisions of Article XI shall require the approval of the holders of two thirds (66.6%) percent of the total votes in Class A Membership and approval of the Declarant as the sole holder of the total votes in Class B Membership.

ARTICLE XI

The name and address of this corporations initial registered agent is:

David R. Roy, P.A.
4209 N. Federal Hwy.
Pompano Beach, FL 33064

IN WITNESS WHEREOF, the undersigned incorporators, have signed these Articles of Incorporation for the purpose of forming this for profit corporation under the laws of the State of Florida, and they hereby make, subscribe, acknowledge and file in the office of the Secretary of the State of Florida, these Articles of Incorporation and certify that the facts herein stated are true, this 20 day of SEPTEMBER, 2005.


Henri Hage

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me this 20th day of September, 2005, by Henri Hage, who is personally known to me or who has produced his driver's license as identification.



NOTARY PUBLIC



David R. Roy
MY COMMISSION # DD256346 EXPIRES
November 24, 2007
BONDED THRU TROY FAIN INSURANCE, INC

FILED

05 SEP 22 PM 7:24

**CERTIFICATE OF DESIGNATION OF
REGISTERED AGENT/REGISTERED OFFICE**

SECRETARY OF STATE
TALLAHASSEE, FLORIDA

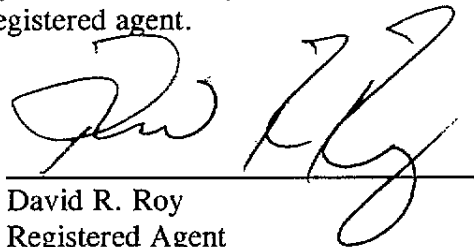
Pursuant to the provisions of Sections 607.0501, Florida Statutes, the undersigned corporation organized under the laws of the State of Florida, submits the following statement in designating the registered agent/registered office in the State of Florida.

1. The name of the corporation is H Street Commerce Park Condominium Association, Inc..

2. The name and address of the registered agent and office is:

David R. Roy, P.A.
4209 N. Federal Hwy.
Pompano Beach, FL 33064

Having been named as registered agent and to accept service of process for the above stated corporation at the place designated in this certificate, I hereby accept the appointment as registered agent and agree to act in this capacity. I further agree to comply with the provisions of all statutes relating to the proper and complete performance of my duties, and I am familiar with and accept the obligations of my position as registered agent.



David R. Roy
Registered Agent