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FLORIDA NON-PROFIT CORPORATION

Courtside Villas at Mission Bay Condominium Associa

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**ARTICLES OF INCORPORATION OF
COURTSIDE VILLAS at MISSION BAY CONDOMINIUM ASSOCIATION, INC.**

A FLORIDA CORPORATION NOT FOR PROFIT

The undersigned incorporators by these articles associate themselves for the purpose of forming a corporation not for profit under the laws of the State of Florida, and adopt the following articles of incorporation:

ARTICLE I. NAME AND ADDRESS

The name of this corporation is COURTSIDE VILLAS at MISSION BAY CONDOMINIUM ASSOCIATION, INC. For convenience, the corporation shall be referred to in this instrument as the "association," these articles of incorporation as the "articles," and the bylaws of the association as the "bylaws." The principal address and mailing address of the association is 9033 Glades Road, Suite C, Boca Raton, FL 33434.

ARTICLE II. TERM OF EXISTENCE

The association shall have perpetual existence.

ARTICLE III. PURPOSE

This association is organized for the purpose of providing an entity under the Florida Condominium Act ("the Act") for the operation of a condominium located in Palm Beach County, Florida, and known as Courtside Villas at Mission Bay, a condominium ("the condominium"), to be created under the declaration of condominium ("the declaration").

ARTICLE IV. POWERS

The association shall have all the common law and statutory powers of a corporation not-for-profit, which are not in conflict with the terms of the condominium documents or the Act, and all powers necessary or incident to carrying out its functions under the condominium documents and to implement the purposes of the Association.

ARTICLE V. MEMBERS

The qualification of members and the manner of their admission shall be as regulated by the bylaws.

**ARTICLE VI. INITIAL REGISTERED OFFICE
AND REGISTERED AGENT**

The street address of the initial registered office of this corporation is 800 East

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Broward Blvd., Suite 710, Ft. Lauderdale, FL 33301 and the name of the initial registered agent of this corporation at that address is Thomas J. Tighe, Esq.

ARTICLE VII. FIRST BOARD OF DIRECTORS

The number of persons constituting the first board of directors shall be three and their names and addresses are as follows:

<u>NAME</u>	<u>ADDRESS</u>
Hanan Ben Avi	9033 Glades Road, Suite C, Boca Raton, FL 33434
Neil J. Weissman	9033 Glades Road, Suite C, Boca Raton, FL 33434
Bruce Reingold	9033 Glades Road, Suite C, Boca Raton, FL 33434

ARTICLE VIII. BYLAWS

The Bylaws of the Association shall be adopted by the First Board and thereafter may be altered, amended or rescinded by the affirmative vote of not less than a majority of the Members present at an Annual Members' Meeting or special meeting of the membership and the affirmative approval of a majority of the Board at a regular or special meeting of the Board. In the event of a conflict between the provisions of these Articles and the provisions of the Bylaws, the provisions of these Articles shall control.

ARTICLE IX. AMENDMENTS

A. Prior to the recording of the Declaration amongst the Public Records, these Articles may be amended by an instrument in writing signed by the President (or a Vice President) and the Secretary (or an Assistant Secretary) and filed in the Office of the Secretary of State of the State of Florida.

B. After the recording of the Declaration amongst the Public Records, these Articles may be amended in the following manner:

1. The Board, as a whole, shall adopt a resolution setting forth the proposed amendment and directing that it be submitted to a vote at a meeting of Members, which may be either the Annual Members' Meeting or a special meeting. Any number of amendments may be submitted to the Members and voted upon by them at one meeting;

2. Written notice setting forth the proposed amendment or a summary of the changes to be effected thereby shall be given to each Member of record entitled to vote within the time and in the manner provided in the Bylaws for the giving of notice of Meetings of Members ("Required Notice");

3. At such meeting a vote of the Members shall be taken on the proposed

amendments. The proposed amendment shall be adopted upon receiving the affirmative vote of a majority of the votes of all Members entitled to vote thereon;

4. An amendment may be adopted by a written statement signed by all Directors and written consent of Members representing the Voting Interests sufficient to pass the amendment if the vote were to be taken at a meeting where all Members are present and setting forth their intention that an amendment to the Articles be adopted. Where an amendment is passed by written consent in lieu of meeting, those Members not submitting written consent shall be notified in writing of the passage thereof.

ARTICLE X. EMERGENCY POWERS

The Article applies to the extent not in conflict with the Act. During any emergency defined herein if the Board of Directors cannot obtain a quorum as normally required, the Directors in attendance at a meeting, provided at least two directors attend, shall constitute a quorum. Corporate action taken in good faith during an emergency under this Article to further the ordinary affairs of the Association: i) binds the Association; and ii) may not be used to impose liability on a Director, officer, employee or agent of the Association. An emergency exists for the purposes of this Article if a normal quorum of the Directors cannot readily assemble because of a catastrophic event

ARTICLE VII. INCORPORATOR

The name and address of the incorporator to these articles is as follows:

NAME

ADDRESS

Hanan Ben Avi

9033 Glades Road, Suite C, Boca Raton, FL 33434

IN WITNESS WHEREOF the undersigned incorporator has executed these articles of incorporation on Oct. 19, 2005


HANAN BEN AVI
Incorporator

STATE OF FLORIDA
COUNTY OF BROWARD

Before me, the undersigned authority, personally appeared Hanan Ben Avi, who is personally known to me/produced _____ as identification, and who was sworn and says that the foregoing is true.

Sworn to before me on Oct. 19, 2005.



Thomas J Tighe
My Commission DD115919
Expires June 15, 2006

Thomas J. Tighe
NOTARY PUBLIC -- STATE OF FLORIDA
Print Name: Thomas J. Tighe
Commission No.: DD11 5919
My Commission Expires: 6/15/06

ACCEPTANCE OF REGISTERED AGENT

Having been named as registered agent to accept service of process for Courtside Villas at Mission Bay Condominium Association, Inc., at the place designated in these articles, I 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.

Signature

Thomas J. Tighe
THOMAS J. TIGHE

Date

Oct-19, 2005

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