

Division of Corporations

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Division of Corporations
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FLORIDA NON-PROFIT CORPORATION

Fairway Views Condominium

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December 12, 2005

FLORIDA DEPARTMENT OF STATE
Division of Corporations

RICHARD G COKER JR PA

SUBJECT: FAIRWAY VIEWS CONDOMINIUM
REF: W05000054387

We received your electronically transmitted document. However, the document has not been filed. Please make the following corrections and refax the complete document, including the electronic filing cover sheet.

Articles III and XII is missing from your document.

An effective date may be added to the Articles of Incorporation if a 2006 date is needed, otherwise the date of receipt will be the file date. A separate article must be added to the Articles of Incorporation for the effective date.

If you have any further questions concerning your document, please call (850) 245-6879.

Ruby Dunlap
Regulatory Specialist
New Filing Section

FAX And. #: H05000281285
Letter Number: 205A00071212

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ARTICLES OF INCORPORATION
OF
FAIRWAY VIEWS CONDOMINIUM, INC.

The undersigned hereby associate themselves for the purpose of forming a corporation not-for-profit under Chapter 617, Florida Statutes, and certify as follows:

ARTICLE I

The name of the corporation shall be: FAIRWAY VIEWS CONDOMINIUM, INC., which corporation shall hereinafter be referred to as the "Association."

ARTICLE II
Purpose

The purposes and objects of the Association shall be to administer the operation and management of the improvements and common amenities to be located on certain property in Broward County, Florida, legally described as:

See Exhibit "A" attached hereto and made a part hereof.

Such operation and management shall be in contemplation of and pursuant to the Declaration of Covenants and Restrictions of Fairway Views ("Declaration of Covenants and Restrictions"), as the same are recorded in the Public Records of Broward County, Florida. The Association shall own, operate, lease, sell, trade and otherwise deal with such property, whether real or personal, as may be necessary or convenient in the administration of same in order to foster a harmonious living environment for the residents of the thirty (30) condominium units ("Unit") located on the property hereinabove described, hereinafter referred to as the "Property."

Richard G. Coker, Jr., Esquire
Florida Bar No. 338842
Coker & Feiner
1404 South Andrews Avenue
Fort Lauderdale, FL 33316-1840
Telephone: (954) 761-3636

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ARTICLE III
Powers

The Association shall have the following powers:

1. The Association shall have all of the powers reasonably necessary and convenient to implement the purposes of the Association, as hereinabove set forth including, but not limited to, the following:

1.1. To make, establish and enforce reasonable rules and regulations governing the use of the driveways and common amenities pursuant to the Declaration of Covenants and Restrictions.

1.2. To make and collect assessments against the members of the Association to defray the costs, expenses and losses incident to the Property and the Association.

1.3 To use the proceeds of assessments in the exercise of its powers and duties.

1.4 To undertake the maintenance, repair, replacement and operation of the driveways and common amenities of the Property and the property owned or leased by the Association for the benefit of its members.

1.5 To purchase insurance upon the Property and insurance for the protection of the Association and its members.

1.6 To enforce by legal means the provisions of the Declaration of Covenants and Restrictions, these Articles of Incorporation, the By-Laws of the Association and the Rules and Regulations for the use of the driveways and common amenities.

1.7 To contract for the management, maintenance, repair and replacement of the driveways and common amenities and the Property, in general.

1.8 To employ personnel and/or independent contractors necessary to perform the services required for the proper operation of the business of the Association.

1.9 All powers set forth in Section 617.0302, Florida Statutes (1997) not otherwise set forth herein.

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2. All funds and the titles to all properties acquired by the Association and the proceeds thereof shall be held in trust for the members in accordance with the provisions of the Declaration of Covenants and Restrictions.

3. The Association shall make no distribution of income (in the form of dividends) to its members, directors or officers.

4. The powers of the Association shall be subject to and shall be exercised in accordance with the provisions of the Declaration of Covenants and Restrictions and the By-Laws of the Association.

ARTICLE IV
Members

1. The members of the Association shall consist of all of the record owners of the thirty (30) units comprising the Building located on the Property.

2. Transfer of membership in the Association shall be established by the recording in the Public Records of Broward County, Florida, of a deed establishing a record title to a Unit and the delivery to the Association of a certified copy of such instrument; and the owner or owners designated by such instrument shall thereby become a member or members of the Association. The membership in the Association of the prior owner or owners shall thereby be simultaneously terminated.

3. The share of a member in the funds and the assets of the Association cannot be assigned, hypothecated and/or transferred in any manner, except as an appurtenance to his or her Unit.

4. The members of the Association, singularly or collectively, shall be entitled to only one (1) vote for each unit owned by them, respectively. The exact manner of exercising the voting rights when there are two (2) or more owners of a unit shall be determined by the By-Laws of the Association.

ARTICLE V
Directors

1. The affairs of the Association shall be managed by a Board consisting of the number of directors as shall be determined by the By-Laws of the Association, but such number shall not be less than three (3). In the absence of a determination as to the

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number of members, the Board of Directors shall consist of three (3) directors.

2. The directors of the Association shall be elected at the annual meeting of the members in the manner determined by the By-Laws. Directors may be removed and vacancies on the Board of Directors shall be filled in the manner provided by the By-Laws.

3. The first election of the directors by the membership of the Association shall be held within three (3) months from the date the developer of the Property, FAIRWAY VIEW HOLDINGS, INC. ("Developer") shall have conveyed a total of ninety (90%) percent of the Units to members.

4. The directors herein named shall serve until the first election of the directors by Association members, and any vacancies in their numbers occurring before the first election shall be filled by the remaining directors.

5. The names and addresses of the members of the first Board of Directors who shall hold office until their respective successors are elected and have qualified, or until removed, are as follows:

<u>Name</u>	<u>Address</u>
Alfred L. Miller	8740 Northwest 40 th Street Suite 506 Coral Springs, FL 33065-2967
Jason L. Miller	8740 Northwest 40 th Street Suite 502 Coral Springs, FL 33065-2967
Laura Bazarro	8740 Northwest 40 th Street Suite 503 Coral Springs, FL 33065-2967

ARTICLE VI
Officers

The affairs of the Association shall be administered initially by the officers named in these Articles of Incorporation. After the Developer has relinquished control of the Board of Directors, the officers shall be elected by the Board of Directors at its first meeting following the annual meeting of the members of the

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Association, and such officers shall serve at the pleasure of the Board of Directors. The names and addresses of the officers who shall serve until their successors are designated by the Board of Directors elected by the membership of the Association, are as follows:

<u>Name and Address</u>	<u>Office</u>
Alfred L. Miller 8740 Northwest 40 th Street Suite 506 Coral Springs, FL 33065-2967	President
Jason L. Miller 8740 Northwest 40 th Street Suite 502 Coral Springs, FL 33065-2967	Vice President
Laura Bazarro 8740 Northwest 40 th Street Suite 503 Coral Springs, FL 33065-2967	Secretary/Treasurer

ARTICLE VII
Indemnification

Every director and every officer of the Association shall be indemnified by the Association against all expenses and liabilities, including counsel fees, reasonably incurred by or imposed upon him or her in connection with any proceedings to which he or she may be a party, or in which he or she may become involved, by reason of his or her being or having been a director or officer at the time such expenses are incurred, except in such cases wherein a director or officer is adjudged guilty of willful misfeasance or malfeasance in the performance of his or her duties; provided that in the event of a settlement, indemnification shall apply only when the Board of Directors approves such settlement as being for the best interests of the Association. The foregoing right of indemnification shall be in addition to and not exclusive of all other rights to which such director or officer may be entitled.

ARTICLE VIII
By-Laws

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The first By-Laws of the Association shall be adopted by the Board of Directors named herein, and the same may be altered, amended or rescinded, if at all, in the manner therein provided.

ARTICLE IX
Amendments

Amendments to these Articles of Incorporation shall be proposed and adopted in the following manner:

1. Notice of the subject matter of the proposed amendment shall be included in the notice of any meeting at which a proposed amendment is considered.

2. A resolution approving a proposed amendment may be proposed by either the Board of Directors or by any one or more members of the Association. Directors and members not present in person or by proxy at the meetings considering the amendment may express their respective approvals in writing, provided such approval is delivered to the Secretary of the Association at or prior to the meeting.

3. Except as elsewhere provided, such approvals must be by not less than two-thirds (2/3) of the members of the Association.

4. A copy of each amendment to the Articles of Incorporation, as approved, shall be filed with the Office of the Secretary of State and recorded in the Public Records of Martin County, Florida, and the same shall have attached thereto a description of the Property.

5. Notwithstanding the foregoing provisions of this Article IX, until the Developer has relinquished control of the Association as hereinabove provided, no amendments of these Articles shall be adopted or become effective without the prior written consent of the Developer, its successors or assigns.

ARTICLE X
Term

This Association shall have perpetual existence.

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ARTICLE XI
Incorporator

The name and post office address of the Incorporator of these Articles of Incorporation is:

<u>Name</u>	<u>Address</u>
Alfred L. Miller	8740 Northwest 40 th Street Suite 506 Coral Springs, FL 33065-2967

ARTICLE XIII
Resident Agent

The initial resident agent of the Association shall be Alfred L. Miller, whose address is 8740 Northwest 40th Street, Suite 506, Coral Springs, FL 33065-2967.

ARTICLE XIV
Initial Address

The initial address of the Association shall be 8740 Northwest 40th Street, Suite 205, Coral Springs, FL 33065-2964.

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IN WITNESS WHEREOF, the undersigned has hereunto set his hand and seal and acknowledgment to the foregoing Articles of Incorporation this 6th day of December, 2005, which Articles shall be filed in the Office of the Secretary of State.

Signed, sealed and delivered in the presence of:

Carla M. Barks
Witness Signature
Carla M. Barks

Alfred L. Miller
Alfred L. Miller, Incorporator

Print Name
Theresa Montgomery
Witness Signature
Theresa Montgomery
Print Name

STATE OF FLORIDA :
: SS.
COUNTY OF BROWARD :

The foregoing instrument was acknowledged before me this 6th day of December, 2005 by Alfred L. Miller, as President of Fairway Views Condominium, a Florida not-for-profit corporation on behalf of the corporation. He is personally known to me and did not take an oath.

Theresa Montgomery
Signature of Notary Public

(Print, type or stamp name of Notary Public and Commission No.)



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STATE OF FLORIDA
DEPARTMENT OF STATE

Certificate Designating Place of Business or
Domicile for the Service of Process Within This State,
Naming Agent Upon Whom Process May Be Served
and Names and Addresses of the Officers and Directors.

The following is submitted, in compliance with Chapter 48.091,
Florida Statutes:

FAIRWAY VIEWS CONDOMINIUM, INC. a not-for-profit corporation
organized (or organizing) under the laws of the State of Florida,
with its principal office at 8740 Northwest 40th Street, Suite 205,
Coral Springs, FL 33065-2964, has named Alfred L. Miller, located
at 8740 Northwest 40th Street, Suite 506, Coral Springs, FL 33065-
2967, State of Florida, as its agent to accept service of process
within this state.

OFFICERS:

<u>NAME/TITLE</u>	<u>SPECIFIC ADDRESS</u>
Alfred L. Miller	8740 Northwest 40 th Street Suite 506 Coral Springs, FL 33065-2967
Jason L. Miller	8740 Northwest 40 th Street Suite 502 Coral Springs, FL 33065-2967
Laura Bazarro	8740 Northwest 40 th Street Suite 503 Coral Springs, FL 33065-2967

By: Alfred L. Miller
Alfred L. Miller
(corporate director)

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ACCEPTANCE:

I agree as Resident Agent to accept Service of Process; to keep office open during the prescribed hours; to post my name (and any other officers of said corporation authorized to accept service of process at the above Florida designated address) in some conspicuous place in office as required by law.

By: Alfred L. Miller
Alfred L. Miller
(Resident Agent)

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CLERK OF COURT
CORPORATE SERVICES DIVISION

FAIRWAY VIEWS ARTICLES

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PARCEL I - FEE ESTATE:

EXHIBIT "A"

Portion of Parcels "A" and "B" of FAIRWAY LAKE, according to the Plat thereof, recorded in Plat Book 110, Page 22, of the Public Records of Broward County, Florida, being more particularly described as follows:

BEGINNING at the most Northeast corner of said Parcel A; thence South 00° 54' 34" East, a distance of 125.04 feet; thence North 89° 28' 55" West, a distance of 100.00 feet; thence South 02° 13' 41" West, a distance of 223.65 feet; thence North 87° 47' 15" West, a distance of 197.11 feet; thence North 00° 44' 51" West, a distance of 70.36 feet; thence South 88° 52' 09" West, a distance of 15.00 feet; thence North 01° 07' 51" West, a distance of 1.95 feet to the Point of Curvature of a curve concave to the Southwest; thence Northerly and Westerly along said curve, having a radius of 15.00 feet, and a central angle of 83° 36' 50" an arc length of 36.48 feet; thence North 00° 11' 19" East, a distance of 141.84 feet; thence North 13° 58' 42" East, a distance of 41.55 feet; thence North 00° 49' 01" East, a distance of 12.48 feet; thence South 89° 10' 53" East, a distance of 11.28 feet; thence North 00° 16' 34" West, a distance of 16.62 feet; thence North 47° 47' 08" East, a distance of 17.16 feet; thence North 88° 55' 09" East, a distance of 15.84 feet; thence North 01° 39' 26" West, a distance of 8.62 feet; thence South 89° 28' 55" East, a distance of 236.02 feet to the POINT OF BEGINNING.

Said lands situate, lying and being in Broward County, Florida.

PARCEL II - EASEMENT ESTATE:

Non-exclusive easement for vehicular access, ingress and egress from N.W. 40th Street (Cardinal Road) to Parcel I for the benefit of Parcel I set forth in that Easement, Maintenance and Operating Agreement recorded November 24, 1987 in Official Records Book 27319, Page 83 over and across the following described property:

A portion of Parcels "A" and "B", FAIRWAY LAKE, according to the Plat thereof, as recorded in Plat Book 110, Page 22, of the Public Records of Broward County, Florida, being described as follows:

COMMENCING at the most Northeast corner of said Parcel "A"; thence North 89° 28' 55" East, a distance of 282.96 feet, to the POINT OF BEGINNING; thence continue North 89° 28' 55" West, a distance of 73.95 feet; thence South 18° 51' 55" East, a distance of 18.14 feet; thence South 00° 01' 27" West, a distance of 73.65 feet; thence South 09° 02' 42" East, a distance of 57.54 feet; thence South 01° 51' 22" East, a distance of 45.42 feet; thence South 00° 01' 27" West, a distance of 6.38 feet to the Point of Curvature, of a curve concave to the Northeast; thence Southeasterly along said curve, having a radius of 40.00 feet, and a central angle of 88° 09' 48", a distance of 61.55 feet; thence South 88° 02' 21" East, a distance of 2.17 feet; thence North 00° 11' 19" East, a distance of 238.31 feet; thence North 13° 58' 42" East, a distance of 37.16 feet; thence North 00° 49' 01" East, a distance of 42.82 feet; thence North 28° 18' 16" East, a distance of 15.31 feet to the POINT OF BEGINNING.

PARCEL III - EASEMENT ESTATE:

Easement for vehicular purposes to an area approximately 15 feet by 50 feet within located in the Franchise Tract for the benefit of Parcel I and set forth and graphically delineated in that Addendum to Easement Maintenance and Operating Agreement recorded November 24, 1987 in Official Records Book 27319, Page 99, as amended by Corrective Addendum to Easement, Maintenance And Operating Agreement dated _____, recorded _____, in O.R. Book _____, Page _____, being more particularly described as follows:

A portion of Parcel "A", FAIRWAY LAKE, according to the Plat thereof, as recorded in Plat Book 110, Page 22, of the Public Records of Broward County, Florida, being described as follows:

COMMENCING at the most Northeast corner of said Parcel "A"; thence South 00° 54' 34" East, a distance of 125.04 feet; thence North 89° 28' 55" West, a distance of 100.00 feet; thence South 02° 13' 41" West, a distance of 223.65 feet; thence North 87° 47' 15" West, a distance of 197.11 feet; thence North 00° 44' 51" West, a distance of 70.36 feet to the POINT OF BEGINNING; thence continue North 00° 44' 51" West, a distance of 50.00 feet; thence South 88° 52' 09" West, a distance of 15.00 feet; thence South 00° 44' 51" East, a distance of 50.00 feet; thence North 88° 52' 09" East, a distance of 15.00 feet to the POINT OF BEGINNING.

Said lands situate, lying and being in Broward County, Florida.

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