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FLORIDA PROFIT/NON PROFIT CORPORATION

ROYALE ORLEANS CONDOMINIUM ASSOCIATION, INC.

Certificate of Status	0
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**ARTICLES OF INCORPORATION
OF
ROYALE ORLEANS CONDOMINIUM ASSOCIATION, INC.**

THE UNDERSIGNED, acting as the incorporator of a Not For Profit Corporation under Chapter 617 of the Florida Statutes, adopts the following Articles of Incorporation for such Corporation:

**ARTICLE I
NAME**

The name of this Corporation is: Royale Orleans Condominium Association, Inc., hereinafter referred to as the "Association".

**ARTICLE II
PRINCIPAL OFFICE**

The principal place of business and mailing address of the Association shall be:

2510 E. Oakland Park Blvd.
Fort Lauderdale, FL 33306

**ARTICLE III
DURATION AND EFFECTIVE DATE**

The duration of the Association is perpetual, unless dissolved according to law. The effective date of this incorporation shall be upon filing.

**ARTICLE IV
PURPOSE**

The purpose of the Association is provide an entity, in accordance with the Florida Condominium Act, Chapter 718, to operate the condominium located in Broward County, Florida, and known as Royale Orleans, a condominium. This Corporation is a not-for-profit corporation organized under Chapter 617, Florida Statutes. It is not organized for the private gain of any person. This Corporation is organized exclusively for purposes within the meaning of §528 of the Internal Revenue Code. The Association shall not engage in any action which is not permitted to be carried on by nonprofit corporations under the Internal Revenue Code and no part of the net earnings of the Corporation shall inure to the benefit of or be distributable to its members, directors, or officers, and if the association is dissolved, all its assets shall be transferred only to another nonprofit corporation or a public agency, but the Corporation shall be authorized and empowered to pay reasonable compensation to these people for services rendered, and to make payments and distributions in furtherance of its stated purpose.

ARTICLES OF INCORPORATION
ROYALE ORLEANS CONDOMINIUM ASSOCIATION, INC.

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ARTICLE V
TERMS

All terms used in these Articles have the same meaning as designated in the declaration of condominium for Royale Orleans, a condominium, unless these Articles specifically provide otherwise, or unless the context dictates a contrary meaning.

ARTICLE VI
POWERS

The Association shall have all common-law and statutory powers permitted a corporation not-for-profit under Florida law which do not conflict with these Articles, the declaration of condominium, the Association bylaws, or the Condominium Act. The Association shall also have those powers reasonably necessary to carry out its responsibilities for the operation of the condominium in accordance with the declaration of condominium and the Association bylaws, which powers shall include, but not be limited to, the following:

- a. To make and collect assessments against members as unit owners for the purpose of exercising its powers and carrying out its responsibilities for the operation of the condominium.
- b. To buy, sell, trade, lease, or encumber property, real or personal, and to construct additional improvements of the condominium property.
- c. To maintain, repair, replace, reconstruct after casualty, operate and manage the condominium property or any property owned or leased by the Association for use by member unit owners.
- d. To acquire and pay for the insurance on the condominium property and for the protection of the Association and member unit owners.
- e. In the manner provided in the association bylaws, to make and amend reasonable rules and regulations for the use and appearance of all property in the condominium for the benefit, health, safety, welfare, and happiness of member unit owners.
- f. To approve or disapprove the leasing, transfer, mortgaging, ownership or possession of units in the manner provided for in the declaration of condominium or the Association bylaws.
- g. To enforce through legal means the Condominium Act, the declaration of condominium, the bylaws of the association, these articles and any rule or regulation as contemplated by Section VIII(e) of these Articles.
- h. To contract for the management of the condominium and delegate to a management entity which may be affiliated with the developer, those powers and duties of which are not specifically required by the Condominium Act to be retained by the board of directors,

and also to contract for the management or operation of those portions of the common elements which are susceptible to such management or operation, or to enter leases for such common elements for the same purpose.

i. To hire employees to perform the services needed for the proper operation of the condominium.

The Association shall, in exercising these and all other powers, be subject to and act in accordance with the Condominium Act, the declaration of condominium, the Association bylaws, and these Articles. All funds and all titles of any properties acquired by the Association and any proceeds therefrom shall be held in trust for the unit owners in accordance with the declaration of condominium, the Association bylaws, and these Articles.

ARTICLE XII **MEMBERSHIP**

All persons who own a vested present interest in fee to any unit in the condominium, which is evidenced by a proper instrument properly recorded in the public records of Broward County, Florida, shall be members of the association, and upon termination of the association members at the time of the termination and their successors and assigns shall be members. Members' shares in the funds and assets of the Association may not be assigned, hypothecated, or transferred in any member except as an appurtenance to the unit for which share is held. In all matters on which the membership is entitled to vote, each member of the Association shall have a vote proportionate to his share in the common elements, as provided for in the declaration of condominium and the Association bylaws. The manner in which a vote is to be cast or exercised shall be determined by the declaration of condominium and the Association bylaws.

ARTICLE XIII **BOARD OF DIRECTORS**

A board consisting of the number of directors determined by the Association bylaws, but in any event not less than three (3) directors shall manage the business and affairs of the Association. Directors need not be members of the Association nor reside in the condominium. The board of directors, its agents, contractors, or employees, shall exclusively exercise all of the powers of the Association existing under the Condominium Act, the declaration of condominium, the Association bylaws, and these Articles, subject only to the approval of the unit owners when such approval is specifically required. The directors shall be elected at the annual meeting of the association members in the manner provided for by the Association bylaws. Directors may be removed, and vacancies on the board may be filled as provided for in the Association bylaws. The Developer shall appoint the members of the first board of directors and their replacements. The members of the first board of directors shall serve terms as provided in the Association bylaws, and they or their replacements appointed by the developer shall serve until such time as unit owners other than the developer are permitted to elect directors as provided by the Condominium Act, or at an earlier date at the discretion of the developer as provided for in the association bylaws. The names and address of the first board of directors

who shall hold office until their successors are elected and have qualified or until removed, are as follows:

<u>NAME</u>	<u>ADDRESS</u>
Thomas A. Dvorak	3001 Coral Shores Dr. Fort Lauderdale, Florida 33306
Thomas W. Dvorak	2510 E. Oakland Park Blvd. Fort Lauderdale, FL 33306
Lella B. Dvorak	3001 Coral Shores Dr. Fort Lauderdale, FL 33306

ARTICLE IX OFFICERS

The affairs of the Association shall be administered by the officers provided for in the bylaws. At the first meeting of the board of directors following the Association annual meeting, the board shall elect the officers who will thereafter serve at the pleasure of the board. The name and address of the officers who shall serve until such time as the board of directors appoints successors are as follows:

<u>OFFICE</u>	<u>NAME</u>	<u>ADDRESS</u>
President	Thomas A. Dvorak	3001 Coral Shores Dr. Fort Lauderdale, Florida 33306
Vice-President/ Secretary/Treasurer	Thomas W. Dvorak	2510 E. Oakland Park Blvd. Fort Lauderdale, FL 33306

ARTICLE X INDEMNIFICATION

The Association shall indemnify directors, officers, members, employees, or agents of the Association against all expenses and liabilities including attorney's fees, costs, judgments, fines, and settlements reasonably incurred or imposed as a result of any proceeding to which any director, officer, member, employee, or agent of the Association may have been a party or may have otherwise been involved by reason of his serving or previously having served the Association at its request. However, unless the board of directors approves indemnification as being in the best interest of the Association and places in the minutes of the meeting at which such decision is made reasons therefore, no indemnification shall be permitted where a court of competent jurisdiction decides that the party seeking indemnification was guilty of willful

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misfeasance or malfeasance in performance of his duties. The right of indemnification shall not be exclusive of any rights to which a person seeking indemnification might be entitled.

ARTICLE XI **BYLAWS**

The first bylaws of the association shall be adopted by the board of directors. The bylaws may be amended, altered, or rescinded in any manner provided for in the bylaws.

ARTICLE XII **AMENDMENTS**

The Articles may be amended as provided for in this Article. Notice of the subject of a proposed amendment must be included in the notice of the meeting at which the amendment may be proposed by either the board of directors or any member of the association. Any director or member of the association not present in person or by proxy at the meeting may express his approval in writing provided that the approval must be in the possession of the Secretary of the Association at the meeting. Amendments must be approved by a vote of more than seventy-five percent (75%) of Members of the Association represented at a meeting at which a quorum has been attained. No amendment shall change the qualifications for membership, voting or property rights for members, the association's obligation under Articles V and VI of these Articles to exercise its powers in accordance with the Condominium Act, the declaration of condominium, the bylaws, and these Articles, or its obligation under Articles V and VI concerning distribution of association income, dissolution, and the holding of all funds and titles to properties acquired by the association for the benefit of unit owners, without written approval by all members and the joinder of all record owners of mortgages on units. No amendment may be made which conflicts with the declaration of condominium or the Condominium Act. A copy of any amendment which is adopted shall be accepted and certified by the Secretary of State and be recorded in the public records of Broward County, Florida.

ARTICLE XIII **INCORPORATOR**

The name and street address of the incorporator signing these Articles of Incorporation is as follows:

Name

Street Address

Thomas W. Dvorak

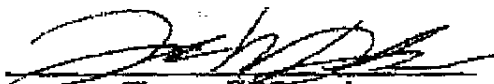
2510 E. Oakland Park Blvd.
Fort Lauderdale, Florida 33306

ARTICLES OF INCORPORATION
ROYALE ORLEANS CONDOMINIUM ASSOCIATION, INC.

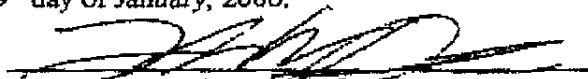
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ARTICLE IX
INITIAL REGISTERED OFFICE AND AGENT

The street address of this Association's initial registered office in Florida is 2510 E. Oakland Park Blvd., Fort Lauderdale, Florida, 33306 and the name of its initial registered agent at that address is: Thomas W. Dvorak


Thomas W. Dvorak

In Witness Whereof, the undersigned incorporator has affixed his signature below at Broward County Florida, on the 9th day of January, 2006.


Thomas W. Dvorak

STATE OF FLORIDA
COUNTY OF BROWARD

THIS INSTRUMENT WAS ACKNOWLEDGED before me, this 9th day of JANUARY 2006, by THOMAS W. DVORAK, who is: ☐ personally known to me or ☒ has produced FDL D16283976 2650 as identification and who did not take an oath.



Debra A. Seayon
My Commission DD220480
Expires June 08, 2007


NOTARY PUBLIC, State of Florida

ARTICLES OF INCORPORATION
ROYALE ORLEANS CONDOMINIUM ASSOCIATION, INC

**CERTIFICATE DESIGNATING PLACE OF
BUSINESS OF DOMICILE FOR THE SERVICE
OF PROCESS WITHIN THIS STATE NAMING
AGENT UPON WHOM PROCESS MAY BE SERVED**

In pursuance of §§48.091(1) and 617.0501, Florida Statutes, the following is submitted in compliance thereof:

That ROYALE ORLEANS CONDOMINIUM ASSOCIATION, INC. desiring to organize as a corporation under the laws of the State of Florida, with its initial registered office in Florida being in the County of Broward, at 2510 E. Oakland Park Blvd., Fort Lauderdale, FL 33306 has named Thomas W. Dvorak, located at that same address as its initial registered agent to accept service of process within this State.

ACKNOWLEDGMENT:

Having been named to accept service of process for the above-stated corporation, at the place designated in this certificate, I hereby 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, and I accept the duties and obligations of Section 617.0501, Florida Statutes.


Thomas W. Dvorak, Registered Agent

January 9, 2006
Date

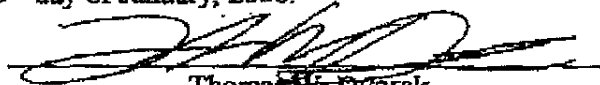
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TALLAHASSEE, FLORIDA

**ARTICLE IX
INITIAL REGISTERED OFFICE AND AGENT**

The street address of this Association's initial registered office in Florida is 2510 E. Oakland Park Blvd., Fort Lauderdale, Florida, 33306 and the name of its initial registered agent at that address is: Thomas W. Dvorak


Thomas W. Dvorak

In Witness Whereof, the undersigned incorporator has affixed his signature below at Broward County Florida, on the 9th day of January, 2006.


Thomas W. Dvorak

STATE OF FLORIDA
COUNTY OF BROWARD

THIS INSTRUMENT WAS ACKNOWLEDGED before me, this 9th day of JANUARY, 2006, by THOMAS W. DVORAK, who is: ☒ personally known to me or ☐ has produced FDL D16283976 2650 as identification and who did not take an oath.



Debra A. Beaven
My Commission DD220480
Expires June 08, 2007


NOTARY PUBLIC, State of Florida

ARTICLES OF INCORPORATION
ROYALE ORLEANS CONDOMINIUM ASSOCIATION, INC.