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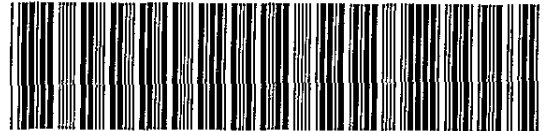
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LAW OFFICES

*Rod Tennyson, P.A.*

1450 CENTRE PARK BOULEVARD

SUITE 100

*West Palm Beach, Florida 33401*

TELEPHONE (561) 478 - 7600

FAX (561) 478 - 9241

January 25, 2006

Secretary of State  
Div. of Corp.  
P.O. Box 6327  
Tallahassee, FL 32314

RE: Berkshire H Condominium Assoc., at Century Village Inc.

To Whom it May Concern:

Enclosed you will find the Articles of Incorporation executed by Berkshire H Condominium Assoc., at Century Village Inc. and their check for \$87.50.

If there are any questions, feel free to call.

Sincerely,



ROD TENNYSON  
WWW.RODTENNYSON.COM  
email: tennyson@gate.net

RT:  
Enclosures  
cc: Client

## **ARTICLES OF INCORPORATION**

### **BERKSHIRE H CONDOMINIUM ASSOCIATION at CENTURY VILLAGE, INC.**

(A Corporation Not for Profit)

THE UNDERSIGNED hereby associate themselves for the purpose of forming a corporation not for profit under Chapters 617 and 718, Florida Statutes, and certify as follows:

#### **ARTICLE I Name**

The name of the corporation is **BERKSHIRE H CONDOMINIUM ASSOCIATION at CENTURY VILLAGE, INC.** (hereinafter referred to as the "Association" or the "Condominium").

#### **ARTICLE II Principal Office**

The street address and mailing address of the principal office of this corporation is 170 Berkshire H Condominium, Century Village, West Palm Beach, Florida 33417.

#### **ARTICLE III Purpose**

A. The purpose for which the Association is organized is to provide an entity pursuant to the Condominium Act, Chapter 718, Florida Statutes,

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(hereinafter referred to as the "Act", for the operation of the Century Village Berkshire H Condominium at West Palm Beach, Palm Beach County, Florida.

B. The Association will make no distributions of income to its members (as defined in Article IV hereof), Directors or Officers.

#### **ARTICLE IV** **Powers**

The powers of the Association will include and be governed by the following provisions:

A. The Association will have all the powers of a corporation not for profit not in conflict with the terms of these Articles.

B. The Association will have all the powers and duties set forth in the Act, except as limited by these Articles and the Declaration of Condominium for the Association; and it will have all the powers and duties reasonably necessary to operate said condominium pursuant to the Declaration of Condominium, as it may be amended from time to time, including, but not limited to the following:

1. To make and collect assessments against members in order to meet the common expenses of the condominium.

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

3. To maintain, repair, replace and operate the condominium property.

4. To purchase insurance for the condominium property and for the protection of the Association and its members as unit owners.

5. To reconstruct improvements after casualty and to further improve the condominium property.

6. To make and amend reasonable regulations respecting the use of the condominium property.

7. To approve or disapprove the transfer, mortgage and ownership of units as may be provided by the Declaration of Condominium and the By- Laws of the Association.

8. To enforce by legal means the provisions of the Act, the Declaration of Condominium, these Articles, the By-Laws of the Association and the Regulations for the use of the condominium property.

9. To contract for the management and operation of the condominium, including the common elements, and thereby to delegate powers and duties of the Association, except such as are specifically required

to have approval of the Board of Directors or the membership of the Association.

10. To employ personnel to perform the services required for the proper management and operation of the condominium.

C. The powers of the Association will be subject to and will be exercised in accordance with the provisions of the Declaration of Condominium, the By-Laws of the Association, and the Act.

#### **ARTICLE V** **Manner of Election and Members**

A. The members of the Association will be all record owners of units in the Condominium.

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

C. The owner of each unit will be entitled to at least one (1) vote as a member of the Association. The exact number of votes to be cast by unit owners and the manner of exercising voting rights will be determined by the Declaration of Condominium, the By-Laws of the Association, and the Act.

**ARTICLE VI**  
**Manner of Election and Directors**

A. The affairs of the Association will be managed by a Board of Directors. The number of Directors shall be no less than 4 nor more than 7.

B. Directors will be elected at the annual meeting of the members in the manner determined by the By-Laws of the Association. Directors may be removed and vacancies on the Board of Directors will be filled in the manner provided in the By-Laws of the Association and the Act.

**ARTICLE VII**  
**Initial Directors and Officers**

The affairs of the Association will be administered by the directors officers designated in the By-Laws of the Association. Said officers will be elected as provided in the By-Laws. The names and addresses of the directors and officers who will serve until their successors are designated are as follows:

**ALBERT FINN, PRESIDENT/DIRECTOR**

170 Berkshire H Condominium  
Century Village  
West Palm Beach, FL 33417-2134

**VERNON JACKSON, VICE PRESIDENT/DIRECTOR**

158 Berkshire H Condominium  
Century Village  
West Palm Beach, FL 33417

**TERRY KNECHT, SECRETARY/DIRECTOR**  
166 Berkshire H Condominium  
Century Village  
West Palm Beach, FL 33417

**ALICE LESHNER, TREASURER/DIRECTOR**  
147 Berkshire H Condominium  
Century Village  
West Palm Beach, FL 33417

**ARTICLE VIII**  
**Indemnification**

Every Director and every officer of the Association will be indemnified by the Association against all expenses and liabilities (including legal fees) reasonably incurred by or imposed upon him or her in connection with any proceeding or any settlement of any proceeding 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 of the Association, whether or not he or she is a Director or officer of the Association at the time such expenses are incurred, except when the 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, this right of indemnification will only apply if the Board of Directors approves such settlement and reimbursement as being in the best interests of the Association. The foregoing right of indemnification will be in



addition to and not exclusive of all other rights to which such Director or officer may be entitled.

#### **ARTICLE IX** **By-Laws**

The By-Laws of the Association may be altered, amended or rescinded in the manner provided by said By-Laws.

#### **ARTICLE X** **Amendments**

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

A. Notice of the subject matters of a proposed amendment must be included in the notice of any meeting at which a proposed amendment is considered.

B. A resolution for the adoption of a proposed amendment may be proposed either by the Board of Directors or by members of the Association. Directors and members not present in person or by proxy at the meeting considering the amendment may express their approval or disapproval in writing, provided such writing is delivered to the Secretary at or prior to the meeting.

C. Proposed amendments may be passed if approved by not less than sixty-six and two-thirds percent (66 2/3%) of the votes of those present in person or proxy, provided a quorum is present.

D. Provided, however, that no amendment may be made that is in conflict with the Act or the Declaration of Condominium or By-Laws.

E. A copy of each amendment shall be filed with the Secretary of State, State of Florida.

**ARTICLE XI**  
**Incorporator**

The name and address of the Incorporator to these Articles of Incorporation is: Albert Finn, 170 Berkshire H Condominium, West Palm Beach, FL 33417.

**ARTICLE XII**  
**Incorporator**

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

Albert Finn, 170 Berkshire H Condominium, West Palm Beach, FL 33417.

**ARTICLE XII**  
**Initial Registered Agent and Office**

The initial registered office of this corporation is:

Albert Finn, 170 Berkshire H Condominium, West Palm Beach, FL 33417.

IN WITNESS WHEREOF, the **Registered Agent** having been named to accept service of process for the above stated corporation at the place designated in this certificate, I am familiar with and accept the appointment as registered agent and agree to act in this capacity, has hereunto affixed his signature this 20<sup>th</sup> day of JANUARY, 2006.

Albert Finn  
Albert Finn, 170 Berkshire H Condominium, West Palm Beach, FL 33417.

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SECRETARY OF STATE  
DIVISION OF CORPORATIONS

**Berkshire H Condominium Association at Century Village Inc.**

IN WITNESS WHEREOF, the **Incorporator** to these Articles of Incorporation has hereunto affixed his signature this 20<sup>th</sup> day of JANUARY, 2006.

Albert Finn  
Albert Finn, 170 Berkshire H Condominium, West Palm Beach, FL 33417.