Florida Department of State

Division of Corporations Public Access System

Electronic Filing Cover Sheet

Note: Please print this page and use it as a cover sheet. Type the fax audit number (shown below) on the top and bottom of all pages of the document.

(((H06000047825 3)))

Note: DO NOT hit the REFRESH/RELOAD button on your browser from this page. Doing so will generate another cover sheet.

To:

Division of Corporations

Fax Number : (850)205-0381

From:

Account Name : LEOPOLD KORN & LEOPOLD, P.A.

Account Number : I20010000025

Phone : (305) 935-3500

Fax Number

: (305)935-9042

FLORIDA PROFIT/NON PROFIT CORPORATION

PROMENADE AT TRADITION NO. II CONDOMINIUM ASSOCIATIO

Certificate of Status	1
Certified Copy	0
Page Count	04
Estimated Charge	\$78.75

Electronic Filing Menu

Corporate Filing Menu

https://efile.sunbiz.org/scripts/efilcovr.exe

ARTICLES OF INCORPORATION OF PROMENADE AT TRADITION NO. II CONDOMINIUM ASSOCIATION, INC.

We, the undersigned, for the purpose of forming a not-for-profit corporation in accordance with the laws of the State of Florids, acknowledge and file these Articles of Incorporation in the Office of the Secretary of the State of Florids.

I. NAME

The name of this corporation shall be PROMENADE AT TRADITION NO. II CONDOMINIUM ASSOCIATION, INC. For convenience, the corporation shall berein be referred to as the "Association".

II. PURPOSES AND POWERS

The Association shall have the following powers:

- A. To manage, operate and administer PROMENADE AT TRADITION NO. II, a Condominium (referred to herein as the "Condominium"), and to undertake the performance of, and to carry out the acts and duties incident to the administration of the Condominium in accordance with the terms, provisions, conditions and authorizations contained in these Articles, the Association's By-Laws and the Declaration of Condominium recorded among the Public Records of Saint Lucie County, Florida.
- B. To borrow money and issue evidences of indebtedness in furtherance of any or all of the objects of its business; to secure the same by mortgage, deed of trust, pledge or other lien.
- C. To carry out the duties and obligations and receive the benefits given the Association by the Declaration of Condominium.
- D. To establish By-Laws and Rules and Regulations for the operation of the Association and to provide for the formal administration of the Association; to enforce the Condominium Act of the State of Florida, the Declaration of Condominium, the By-Laws and the Rules and Regulations of the Association.
 - E. To contract for the management of the Condominium.
- F. To acquire, own, operate, mortgage, lease, sell and trade property, whether real or personal, as may be necessary or convenient in the administration of the Condominium.
- G. The Association shall have all of the common law and statutory powers and duties set forth in Chapter 718, Florida Statutes, as amended (the "Condominium Act") and the Declaration of Condominium for the Condominium and all other powers and duties reasonably necessary to operate the Condominium pursuant to its Declaration of Condominium, as same may be amended from time to time.

IIL <u>MEMBERS</u>

- A. Each unit owner in the Condominium and the Subscribers to these Articles shall automatically be members of the Association, Membership of the Subscribers shall terminate upon the entire Board of Directors of the Association being selected by unit owners other than the Developer.
- B. Membership, as to all members other than the Subscribers, shall commence up the acquisition of record title to a unit as evidenced by the recording of a deed of conveyance among a the Public Records of Saint Lucic County, Florida or, as provided in the Declaration of Condominium, upon transfer of title upon the death of a member and membership shall terminate upon the divestment of title to said unit.
- C. On all matters as to which the membership shall be entitled to vote, there shall be only one vote for each Unit, as said term is defined in the Declaration of Condominium, which vote shall be exercised in the manner provided by the Declaration of Condominium and the By-Laws.
- D. 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.

IV. EXISTENCE

The Association shall have perpetual existence.

V. SUBSCRIBERS

The names and addresses of the Subscribers to these Articles of Incorporation are as follows:

LEGFOLD, KORN & LEOPOLD, R.A. 2000: Rizmyne Benfeverd. Saits 501, A-veters, St. 33115 Telephone 305-235-3300

NAME

ADDRESS

STEPHEN MARGOLIS

825 Coral Ridge Drive Coral Springs, Florida 33071

NICHOLAS GLUCKMAN

825 Coral Ridge Drive Coral Springs, Florida 33071

ALBERT GOMEZ

825 Coral Ridge Drive Coral Springs, Florida 33071

VL DIRECTORS

A. The Condominium and Association affairs shall be managed by a Board of Directors initially composed of three persons, in accordance with Article III of the Association's By-Laws.

B. The number of Directors to be elected, the manner of their election and their respective terms shall be as set forth in Article III of the Association's Hy-Laws.

The following persons shall constitute the initial Board of Directors and they shall hold office for the term and in accordance with the provisions of Article III of the Association's By-Laws:

	1.	

ADDRESS

STEPHEN MARGOLIS

825 Coral Ridge Drive Coral Springs, Florida 33071

NICHOLAS GLUCKMAN

825 Coral Ridge Drive Coral Springs, Florida 33071

ALBERT GOMEZ

825 Coral Ridge Drive Coral Springs, Florida 33071

VIL OFFICERS

The affairs of the Association shall be administered by the Officers designated in the By-Laws, who shall serve at the pleasure of said Board of Directors. The names and addresses of the Officers who shall serve until the first election of Officers pursuant to the provisions of the By-Laws are as follows:

NAME	111165	<u>ADDRESS</u>
STEPHEN MARGOLIS	President	825 Coral Ridge Drive Coral Springs, Florida 33071
NICHOLAS GLUCKMAN	Vice-President	825 Coral Ridge Drive Coral Springs, Florida 33071
ALBERT GOMEZ	Secretary/Treasurer	825 Coral Ridge Drive Coral Springs, Florids 33071

VIII. BY-LAWS

The By-Laws of the Association shall be adopted by the initial Board of Directors. The By-Laws may be amended in accordance with the provisions thereof, except that no portion of the By-Laws may be altered, amended, or rescladed in such a manner as would prejudice the rights of the Developer of the Condominium or mortgagees holding mortgages encumbering units in the Condominium, without their prior written consent.

IX. AMENDMENTS TO ARTICLES

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

- A. Notice of the subject matter of any proposed amendment shall be included in the notice of the meeting at which the proposed amendment is to be considered.
- B. A resolution for the adoption of a proposed amendment may be proposed either by the Board of Directors, acting upon the vote of a majority of the Board of Directors, or by the members of the Association having a majority of the votes in the Association. In order for any amendment or amendments

LEGPOLD, KORN & LEOPOLD, F.A.

2080 Blessyne Bosleverd, John 901, Avenner, 91, 11100 Telephone, 505-925-5503

to be affective, same must be approved by an affirmative vote of 66-2/3% of the entire Board of Directors and by an affirmative vote of members having no less than 75% of the total votes in the Association.

- C. No arcendment shall make any changes in the qualifications for membership nor in the voting rights of members of the Association, without approval in writing by all members and the joinder of all record owners of mortgages encumbering condominium units. No amendment shall be made that is in conflict with the Condominium Act or the Declaration of Condominium.
- D. A copy of each amendment adopted shall be filled within ten (10) days of adoption with the Secretary of State, pursuant to the provisions of applicable Florida Statutes.

X. INDEMNIFICATION

Byery Director and every Officer of the Association shall be indemnified by the Association and by each member of the Association against all expenses and liabilities, including counsel feet teasonably incurred by or imposed upon the Director(s) or Officer(s) in connection with any proceeding or any settlement thereof to which the Director(s) or Officer(s) may be a party, or in which the Director(s) or Officer(s) being or having been a Director(s) or Officer(s) being or having been a Director(s) or Officer(s) is at the time such expenses are incurred, except in such cases wherein the Director(s) or Officer(s) is adjudged guilty of willful misconduct the performance of such Director's or Officer's duty, provided that the event of a settlement, the indemnification set forth herein shall apply only when the Board of Directors, exclusive of any Director(s) seeking indemnification, approves such settlement and reimbursement as being for the best interest of the Association. The foregoing right of indemnification shall be in addition to and not exclusive of all of the rights to which such Director(s) or Officer(s) may be entitled.

XL. INITIAL REGISTERED OFFICE, AGENT AND ADDRESS

The principal office of the Association shall be at: 825 Coral Ridge Drive, Coral Springs, Florida 33071, or at such other place, within or without the State of Florida as may be subsequently designated by the Board of Directors. The initial registered office of the Association is at 825 Coral Ridge Drive, Coral Springs, Florida 33071, and the initial registered agent therein is STEPHEN MARGOLIS.

IN WITNESS WHEREOF, we have berounto set our hands and seals this 21 day of February,
2006.
Signed, Scaled And Delivered In the Presence-Of:
(Wana aleandri Xolder)
Print Dage: MARIN ALEX PLUDE LA VALUES STEPHEN MARGOLIS
Town Snow
Frini Name: A2154 Pords
10 larea Of spandini Koden
Print Verho: MARCIA IN TAILUR IA VINNES NICHOLAS GLUCKMAN
Print Name: La Castra VOC Voc
Ma : Oliver di Valle)
Pfiny Name: Martin Ristan Dela Values ABERT GOMEZ
Francisco -
Print Name: 1701554 (17015)
STATE OF FLORIDA)
) SS: COUNTY OF BROWARD)
The foregoing instrument was solven windowed before me this of the of Folymon, 2006 in.
The foregoing instrument was acknowledged before me this day of February, 2006, by STEPHEN MARGOLIS, who is personally known to me.
My Commission Express: 11 Mark (Ibrandry Class)
MARIA ALEXANDRIA VALDES Nothry Public, State of Florida NY COMMISSION & DEMOTS Print Name: MARIA AMELIA DRIA VALDES
COT NOT EXPIRES: July 11, 2009 HOT) 508-0183 Hodda Netwy Service.com
Lift can see the see that the s

[Notarial acknowledgments continued on next page]

LECTOLD, KORN & LECTOLD, F.A. 20501 Bisogos Boslovict, Sulic 501, Avening, FL 13180 Takebiser 305-855-3508

[Notarial acknowledgments continued from previous page]

STATE OF FLORIDA) SS: COUNTY OF BROWARD)
The foregoing instrument was acknowledged before me this 21 day of Pebruary, 2006, by NICHOLAS GLÜCKMAN, who is personally known to me.
My Commission Expires: Mara Uksfandina Kaldes Notary Public, State of Florida
Print Name: MARIA ALEXANDRIA VALDES MY COMMISSION # DD449739 EXPIRES: July 11, 2006 (ATT) 350-0163 Florida Notary Sander contr
STATE OF FLORIDA } SS:
The foregoing instrument was acknowledged before me this 2 day of February, 2006, by ALBERT GOMEZ, who is personally known to me.
My Commission Expires: Mana Clb Andre Xaldls Napary Public, State of Florida
MARIA ALEXANDRIA VALDES MY COMMISSION # DD449750 MOTOR EXPINES: July 11, 2009 (MOT) 508-0159 Florida Noticely Service.com

I hereby accept the designation of Registered Agent as set forth in these Articles of incorporation.

STEPHEN MARGOL

2006 FEB 22 AM II: 20
SECRETARY OF STATE

LEOPOLD, KORN & LEOPOLD, P.A. 2001 Biocyte Bulevari, Ruis 501, Avarton, PL 12110 Telephore; 305-525-3500