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2006 APR -4 PM 3:27
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2006 APR -4 PM 3:27
TALLAHASSEE FLORIDA

April 3, 2006

Florida Department of State
Division of Corporations
2661 Executive Center Circle
Tallahassee, Florida 32301

Re: Valencia at Wilton Manors Homeowners Association, Inc.

Gentlemen:

We are enclosing original and one copy of Articles of Incorporation for the above referenced company together with our trust account check in the amount of \$122.50 to cover the necessary filing fee, and one certified copy.

Please file the enclosed Articles and forward the certified copy to this office.

Thank you for your assistance in this matter.

Very truly yours,



Charles B. Butman

CBB:sg

Prepared by:
Charles B. Butman, Esq.
8551 W. Sunrise Boulevard
Suite 100A
Plantation, Florida 33322

FILED
2006 APR -4 PM 3:27
CLERK OF STATE
TALLAHASSEE FLORIDA

**ARTICLES OF INCORPORATION
VALENCIA AT WILTON MANORS HOMEOWNERS ASSOCIATION, INC.**

The undersigned Incorporator, for the purpose of forming a corporation not-for-profit pursuant to the laws of the State of Florida, Florida Statutes, Chapter 617, hereby adopts the following Articles of Incorporation:

PREAMBLE

GEMINI VERO AT WILTON MANORS, LLC, a Florida Limited Liability Company, ("Declarant") owns certain property in Broward County, Florida (the "SUBJECT PROPERTY"), and intends to execute and record a Declaration of Covenants, Conditions and Restrictions for townhouse development known as Valencia at Wilton Manors (the "DECLARATION") which will affect the SUBJECT PROPERTY. This association is being formed as the association to administer the DECLARATION, and to perform the duties and exercise the powers pursuant to the DECLARATION, as and when the DECLARATION is recorded in the Public Records of Broward County, Florida, with these Articles of Incorporation attached as an exhibit. All of the definitions contained in the DECLARATION shall apply to these Articles of Incorporation, and to the BYLAWS of the ASSOCIATION.

ARTICLE I - NAME

The name of the corporation is VALENCIA AT WILTON MANORS HOMEOWNERS ASSOCIATION, INC., hereinafter referred to as the "ASSOCIATION", whose mailing address is 12138 Wiles Road, Coral Springs, Florida 33076.

ARTICLE II - PURPOSE

The purposes for which the ASSOCIATION is organized are as follows:

1. To operate as a corporation not-for-profit, pursuant to Chapter 617 of the Florida Statutes.

2. To enforce and exercise the duties of the ASSOCIATION as provided in the DECLARATION.
3. To promote the health, safety, welfare, comfort and social and economic benefit of members of the ASSOCIATION.

ARTICLE III - POWERS AND DUTIES

The ASSOCIATION shall have the following power and duties:

1. All of the common law and statutory powers of a corporation not-for-profit under the laws of the State of Florida.
2. To administer, enforce, carry out and perform all of the acts, functions, rights and duties provided in, or contemplated by the DECLARATION, including but not limited to the following:
 - 2.1 To own, purchase, sell, mortgage, encumber, lease, administer, manager, operate, maintain, improve, repair and/or replace real and personal property.
 - 2.2 To make and collect ASSESSMENTS against OWNERS to defray the costs, expenses and losses or to be incurred by the ASSOCIATION, and to use the proceeds thereof in the exercise of the ASSOCIATION's powers and duties.
 - 2.3 To enforce the provisions of the DECLARATION, these ARTICLES and the BYLAWS.
 - 2.4 To make, establish and enforce reasonable rules and regulations governing the use of COMMON AREAS, UNITS, and other property under the jurisdiction of the ASSOCIATION.
 - 2.5 To grant and modify easements, and to dedicate property owned by the ASSOCIATION to any public or quasi-public agency, authority or utility company for public, utility, drainage and cable television purposes.
 - 2.6 To borrow money for the purposes of carrying out the powers and duties of the ASSOCIATION.
 - 2.7 To exercise control over exterior alterations, additions, improvements or changes in accordance with the terms of the DECLARATION.
 - 2.8 To obtain insurance as may be provided by the DECLARATION.

2.9 To employ personnel necessary to perform the obligations, services and duties required of or to be performed by the ASSOCIATION and for proper operation of the properties for which the ASSOCIATION is responsible, or to contract with others for the performance of such obligations, services and/or duties or for the management of the ASSOCIATION.

2.10 To sue and be sued.

2.11 To contract for cable television, security and other services for the SUBJECT PROPERTY.

ARTICLE IV - MEMBERS

1. The members of the ASSOCIATION shall consist of all of the record owners of UNITS. Membership shall be established as to each UNIT upon the recording of the DECLARATION. Upon transfer of ownership of fee title to, or fee interest in a UNIT, whether by conveyance, devise, Judicial decree, foreclosure or otherwise, and upon the recordation amongst the public records in the county in which the SUBJECT PROPERTY is located of the deed or other instrument establishing the acquisition and designating the UNIT affected thereby, the OWNER designated in such deed or other instrument shall thereupon become a member of the ASSOCIATION, and the membership of the prior Owner as to the UNIT designated shall be terminated, provided, however, that the ASSOCIATION shall not have the responsibility or obligation of recognizing any such change in membership until it has been delivered a true copy of the applicable deed or other instrument, or is otherwise informed of the transfer of ownership of the UNIT. Prior to the recording of the DECLARATION, the incorporator shall be the sole member of the ASSOCIATION.

2. The share of each member in the funds and assets of the ASSOCIATION, and the COMMON SURPLUS, and any membership in this ASSOCIATION, cannot be assigned, hypothecated or transferred in any manner except as an appurtenance to the UNIT for which that membership is established.

3. On all matters upon which membership shall be entitled to vote, there shall be only one vote for each UNIT. In the event any UNIT is owned by more than one person and/or by an entity, the vote for any such UNIT shall be cast on the manner provided by the BYLAWS. Any person or entity owning more than one UNIT shall be entitled to one vote for each UNIT owned.

4. The BYLAWS shall provide for an annual meeting of the members of the ASSOCIATION and shall make provisions for special meetings.

ARTICLE V - TERM OF EXISTENCE

The ASSOCIATION shall have perpetual existence.

ARTICLE VI - INCORPORATION

The name and street address of the incorporator is GEMINI VERO AT WILTON MANORS, LLC, a Florida Limited Liability Company, whose address is 12138 Wiles Road, Coral Springs, Florida 33076.

ARTICLE VII - DIRECTORS

1. The property, business and affairs of the ASSOCIATION shall be managed by a BOARD which shall consist of not less than three (3) directors, and which shall always be an odd number. The BYLAWS may provide for a method of determining the number of directors from time to time. In the absence of a determination as to the number of directors, the BOARD shall consist of three (3) directors.
2. All of the duties and powers of the ASSOCIATION existing under the DECLARATION, these ARTICLES and the BYLAWS shall be exercised exclusively by the BOARD, its agents, contractors or employees, subject to approval by the members only when specifically required.
3. The DECLARANT shall have the right to appoint all of the directors until DECLARANT has conveyed 75% of the UNITS within the SUBJECT PROPERTY, or until five (5) years after the DECLARATION is recorded in the public records in the county in which the SUBJECT PROPERTY is located, whichever occurs first, and thereafter shall have the right to appoint one director, so long as the DECLARANT owns any UNIT. The DECLARANT may waive its right to elect one or more directors by written notice to the ASSOCIATION, and thereafter such directors shall be elected by the members. When the DECLARANT no longer owns any UNITS within the PROPERTY, all of the directors shall be elected by the members in the manner provided in the BYLAWS.
4. Directors may be removed and vacancies on the BOARD shall be filled in the manner provided by the BYLAWS, however, any director appointed by the DECLARANT may only be removed the DECLARANT, and any vacancy on the BOARD shall be appointed by the DECLARANT if, at the time such vacancy is to be filled, the DECLARANT is entitled to appoint the directors.
5. The names and addresses of the initial directors, who shall hold office until their successor(s) are appointed or elected, are as follows:

Steven M. Wallerstein	12138 Wiles Road Coral Springs, Florida 33076
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Jerry Slubowski	12138 Wiles Road Coral Springs, Florida 33076
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Eric Haynes	12138 Wiles Road Coral Springs, Florida 33076
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ARTICLE VIII - OFFICERS

The officers of the ASSOCIATION shall be a president, vice president, secretary, treasurer and such other officers as the BOARD may from time to time by resolution create. The officers shall serve at the pleasure of the BOARD, and the BYLAWS may provide for the removal from office of officers, for filling vacancies, and for the duties of the officers. The names of the officers who shall serve until their successors are designated by the BOARD are as follows:

President	Steven M. Wallerstein
Vice President	Jerry Slubowski
Secretary	Jerry Slubowski
Treasurer	Jerry Slubowski

ARTICLE IX - INDEMNIFICATION

1. The ASSOCIATION shall indemnify any person who was or is a party, or is threatened to be made a party, to any threatened, pending or contemplated action, suit or proceedings, whether civil, criminal, administrative or investigative (other than an action by or in the right of the ASSOCIATION) by reason of the fact that he is or was a director, employee, officer or agent of the ASSOCIATION, against expenses (including attorneys' fees), judgments, fines and amounts paid in settlement, actually and reasonably incurred by him in connection with the action, suit or proceeding if he acted in good faith and in a manner he reasonably believed to be in, or not opposed to, the best interest of the ASSOCIATION; and with respect to any criminal action or proceeding, if he had no reasonable cause to believe his conduct was unlawful; except, that no indemnification shall be made in respect to any claim, issue or matter as to which such person shall have been adjudicated to be liable for gross negligence or willful misfeasance in the performance of his duties to the ASSOCIATION unless and only to the extent that the court in which the action or suit was brought shall determine, upon application, that despite the adjudication of liability, but in view of all the circumstances of the case, such person is fairly and reasonably entitled to indemnity for such expenses which the court shall deem proper. The termination of any action, suit or proceeding by judgment, order, settlement, conviction, or upon a plea of nolo contendere or its equivalent, shall not, in and of itself, create a presumption that the person did not act in good faith and in a manner which he reasonably believed to be in, or not opposed to, the best interest of the ASSOCIATION; and with respect to any criminal action or proceeding, that he had reasonable cause to believe that his conduct was unlawful.

2. To the extent that a director, officer, employee or agent of the ASSOCIATION has been successful on the merits or otherwise in defense of any action, suite or proceeding referred to in Paragraph 1 above, or in any defense of any claim, issue, matter therein, he shall be indemnified against expenses (including attorney's fees an appellate attorney's fees) actually and reasonable incurred by him in connection therewith.

3. Expenses incurred in defending a civil or criminal action, suit or proceeding may be paid by the ASSOCIATION in advance of the final disposition of such action, suit or proceeding as authorized by the BOARD in the specific case upon receipt of an undertaking by or on behalf of the directors, officer, employee or agent to repay such account unless it shall ultimately be determined that he is entitled to be indemnified by the ASSOCIATION as authorized herein.

4. The indemnification provided herein shall not be deemed exclusive of any other rights to which those seeking indemnification may be entitled under the laws of the State of Florida, any BYLAWS, agreement, vote of members or otherwise, and as to action as to a person who has ceased to be in a director, officer, employee or agent and shall inure to the benefit of the heirs, executors and administrators of such a person.

5. The ASSOCIATION shall have the power to purchase and maintain insurance on behalf of any person who is or was a director, officer, employee or agent of the ASSOCIATION, or is or was serving at the request of the ASSOCIATION as a director, officer, employee or agent of another corporation, partnership, joint venture, trust or other enterprise, against any liability asserted against him and incurred by him in any such capacity, as arising out of his status as such, whether or not the ASSOCIATION would have the power to indemnify him against such liability under the provisions of this Article.

ARTICLE X - BYLAWS

The first BYLAWS shall be adopted by the Board and may be altered, amended or rescinded by the DECLARANT, the Directors and Voting Members in the manner provided by the BYLAWS.

ARTICLE XI - AMENDMENTS

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

1. A majority of the BOARD shall adopt a resolution setting forth the proposed amendment and directing that it be submitted to a vote at a meeting of the members, which may be the annual or a special 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 entitled to vote thereon within the time and in a manner provided in the BYLAWS for the giving of notice of a meeting of the members. If the meeting is an annual meeting, the proposed amendment or such summary may be included in the notice of such annual meeting.

3. At such meeting, a vote of the members entitled to vote thereon shall be taken on the proposed amendment. The proposed amendment shall be adopted upon receiving the affirmative vote of a two-thirds (2/3) majority of the votes of the entire membership of the ASSOCIATION.

4. Any number of amendments may be submitted to the members and voted upon by them at any one meeting.
5. If all of the directors and all of the members eligible to vote sign a written statement manifesting their intention that an amendment to these ARTICLES be adopted, then the amendment shall thereby be adopted as though the above requirements had been satisfied.
6. No amendment shall make any changes in the qualifications for membership, nor in the voting rights of members without approval of all of the members and the joinder of all INSTITUTIONAL LENDERS holding mortgages upon the UNITS. No amendment shall be made that is in conflict with the DECLARATION. Prior to the closing of the sale of all UNITS within the PROPERTY, no amendment shall make any changes which would in any way affect any of the rights, privilege, powers or options herein provided in favor of, or reserved to, the DECLARANT, unless DECLARANT shall join in the execution of the amendment, including, but not limited to, any right of the DECLARANT to appoint directors pursuant to Article VII.
7. No amendment to these ARTICLES shall be made which discriminates against any OWNER(S), or affects less than all of the OWNERS within the PROPERTY, without the written approval of all of the OWNERS so discriminated against or affected.
8. Upon approval of an amendment to these ARTICLES, the articles of amendment shall be executed and delivered to the Department of State as provided by law, and a copy certified by the Department of State shall be recorded in the public records of the county in which the SUBJECT PROPERTY is located.

ARTICLE XII - DISSOLUTION

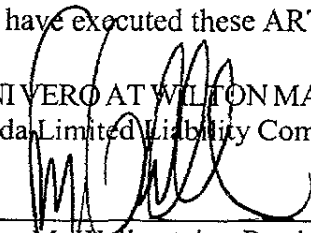
In the event of dissolution or final liquidation of the ASSOCIATION, the assets, both real and personal, of the ASSOCIATION, shall be dedicated to an appropriate public agency or utility to be devoted to purposes as nearly as practicable the same as those to which they were required to be devoted by the ASSOCIATION. In the event that such dedication is refused acceptance, such assets shall be granted, conveyed, and assigned to any non-profit corporation, ASSOCIATION, trust or other organization, to be devoted to purposes as nearly as practicable to the same as those to which they are required to be devoted by the ASSOCIATION. No such disposition of ASSOCIATION properties shall be effective to divest or diminish any right or title of any MEMBER vested in him under the recorded DECLARATION unless made in accordance with the provisions of such DECLARATION.

ARTICLE XIII - INITIAL REGISTERED OFFICE ADDRESS AND NAME OF REGISTERED AGENT

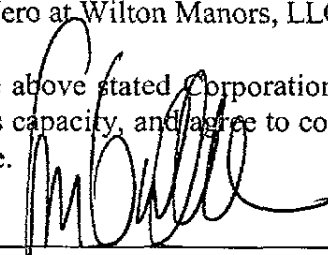
The initial registered office of the ASSOCIATION will be 12138 Wiles Road, Coral Springs, Florida 33076. The initial registered agent of the ASSOCIATION at that address is Steven M. Wallerstein.

WHEREFORE, the incorporator and initial registered agent have executed these ARTICLES, this 3rd day of April, 2006.

GEMINI VERO AT WILTON MANORS, LLC
A Florida Limited Liability Company

By: 
Steven M. Wallerstein, President of
Gemini Vero Management, Inc., Manager
of Gemini Vero, LLC, Manager of Gemini
Vero at Wilton Manors, LLC

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 agree to comply with the provisions of said Act relative to keeping open said office.


Steven M. Wallerstein, Registered Agent


Date: Apr 11 3, 2006

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me this 3rd day of April, 2006, by STEVEN M. WALLERSTEIN, President of Gemini Vero Management, Inc., Manager of Gemini Vero, LLC, Manager of Gemini Vero at Wilton Manors, LLC, known to me and known by me to be the person who executed the foregoing Articles of Incorporation and he accepted his designation as Registered Agent.


Notary Public

My commission expires:

NOTARY PUBLIC-STATE OF FLORIDA
 Sandra S. Goodwin
Commission # DD491760
Expires: DEC. 29, 2009
Bonded Thru Atlantic Bonding Co., Inc.

NOTARY PUBLIC-STATE OF FLORIDA
ITALIA ASSOCIATES, FLORIDA

2006 APR -4 PM 3:27

FILED