

Division of Corporations

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**FLORIDA PROFIT/NON PROFIT CORPORATION****Port Orange Landings Homeowners Association, Inc.**

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**ARTICLES OF INCORPORATION  
OF  
PORT ORANGE LANDINGS HOMEOWNERS ASSOCIATION, INC.  
(A CORPORATION NOT FOR PROFIT)**

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ARTICLES OF INCORPORATION  
OF  
PORT ORANGE LANDINGS HOMEOWNERS ASSOCIATION, INC.  
(A CORPORATION NOT FOR PROFIT)

In compliance with the requirements of the laws of the State of Florida, and for the purpose of forming a corporation not for profit, the undersigned does hereby acknowledge:

1. **Name of Corporation.** The name of the corporation is PORT ORANGE LANDINGS HOMEOWNERS ASSOCIATION, INC. ("Association").
2. **Principal Office.** The principal office of Association is 825 Coral Ridge Drive, Coral Springs, FL 33071.
3. **Registered Office - Registered Agent.** The street address of the Registered Office of Association is 200 South Biscayne Blvd., Suite 3400, Miami, Florida 33131. The name of the Registered Agent of Association is:

PATRICIA KIMBALL FLETCHER, P.A.

4. **Definitions.** A declaration entitled Declaration for Oakbrook (the "Declaration") will be recorded in the Public Records of Volusia County, Florida, and shall govern all of the operations of a community to be known as Oakbrook. All initially capitalized terms not defined herein shall have the meanings set forth in the Declaration.
5. **Purpose of Association.** Association is formed to: (a) accept the rights and obligations under certain easements granted to Association with regard to Oakbrook; (b) administer the interests of Association and the Owners; (c) promote the health, safety and welfare of the Owners.
6. **Not-for-Profit.** Association is a not-for-profit Florida corporation and does not contemplate pecuniary gain to, or profit for, its members.
7. **Powers of Association.** Association shall, subject to the limitations and reservations set forth in the Declaration, have all the powers, privileges and duties reasonably necessary to discharge its obligations, including, but not limited to, the following:
  - 7.1 To perform all the duties and obligations of Association set forth in the Declaration and By-Laws, as herein provided.
  - 7.2 To enforce, by legal action or otherwise, the provisions of the Declaration and By-Laws and of all rules, regulations, covenants, restrictions and agreements governing or binding Association and Oakbrook.
  - 7.3 To participate in mergers and consolidations with other non-profit corporations organized for the same purposes.
  - 7.4 To have and to exercise any and all powers, rights and privileges which a not-for-profit corporation organized under the Laws of the State of Florida may now, or hereafter, have or exercise.
  - 7.5 To establish committees and delegate certain of its functions to those committees.
8. **Voting Rights.** Owners and Developer shall have the voting rights set forth in the By-Laws.
9. **Board of Directors.** The affairs of Association shall be managed by a Board of odd number with not less than three (3) nor more than nine (9) members. The initial number of directors shall be three (3). Board members shall be appointed and/or elected as stated in the By-Laws. The election of Directors shall be held at the annual meeting. Directors shall be elected for a term expiring on the date of the next annual meeting. The names and addresses of the members of the first Board who shall hold office until their successors are appointed or elected, or until removed, are as follows:

NAME	ADDRESS
Stephen Margolis	825 Coral Ridge Drive Coral Springs, Florida 33071
Albert Gomez	825 Coral Ridge Drive Coral Springs, Florida 33071
Nicholas Gluckman	825 Coral Ridge Drive Coral Springs, Florida 33071

10. **Dissolution.** In the event of the dissolution of Association other than incident to a merger or consolidation, any member may petition the Circuit Court having jurisdiction of the Judicial Circuit of the State of Florida for the appointment of a receiver to manage its affairs of the dissolved Association and to manage the Common Areas, in the place and stead of Association, and to make such provisions as may be necessary for the continued management of the affairs of the dissolved Association and its properties. In addition, if Association is dissolved, the Surface Water Management System shall be conveyed to an appropriate agency of local government. If a governmental

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agency will not accept the Surface Water Management System, then it must be dedicated to a similar non-profit corporation.

11. Duration. Association shall have perpetual existence.

12. Amendments.

12.1 General Restrictions on Amendments. Notwithstanding any other provision herein to the contrary, no amendment to these Articles shall affect the rights of Developer unless such amendment receives the prior written consent of Developer, as applicable, which may be withheld for any reason whatsoever. If the prior written approval of any governmental entity or agency having jurisdiction is required by applicable law or governmental regulation for any amendment to these Articles, then the prior written consent of such entity or agency must also be obtained. No amendment shall be effective until it is recorded in the Public Records.

12.2 Amendments Prior to and Including the Turnover Date. Prior to and including the Turnover Date, Developer shall have the right to amend these Articles as it deems appropriate, without the joinder or consent of any person or entity whatsoever. Developer's right to amend under this Section is to be construed as broadly as possible. In the event that Association shall desire to amend these Articles prior to and including the Turnover Date, Association must first obtain Developer's prior written consent to any proposed amendment. Thereafter, an amendment identical to that approved by Developer may be adopted by Association pursuant to the requirements for amendments after the Turnover Date. Thereafter, Developer shall join in such identical amendment so that its consent to the same will be reflected in the Public Records.

12.3 Amendments After the Turnover Date. After the Turnover Date, but subject to the general restrictions on amendments set forth above, these Articles may be amended with the approval of (i) sixty-six and two-thirds percent (66 2/3%) of the Board; and (ii) seventy-five percent (75%) of the votes present (in person or by proxy) at a duly noticed meeting of the members of Association at which there is a quorum.

13. Limitations.

13.1 Declaration is Paramount. No amendment may be made to these Articles which shall in any manner reduce, amend, affect or modify the terms, conditions, provisions, rights and obligations set forth in the Declaration.

13.2 Rights of Developer. There shall be no amendment to these Articles which shall abridge, reduce, amend, effect or modify the rights of Developer.

13.3 By-Laws. These Articles shall not be amended in a manner that conflicts with the By-Laws.

14. Incorporator. The name and address of the Incorporator of this corporation is:

Patricia Kimball Fletcher, Esq.  
Patricia Kimball Fletcher, P.A.  
Duane, Morris LLP  
200 South Biscayne Blvd., Suite 3400  
Miami, Florida 33131

15. Officers. The Board shall elect a President, Secretary, Treasurer, and as many Vice Presidents, Assistant Secretaries and Assistant Treasurers as the Board shall from time to time determine. The names and addresses of the Officers who shall serve until their successors are elected by the Board are as follows:

President:	Stephen Margolis 825 Coral Ridge Drive Coral Springs, Florida 33071
Vice President	Albert Gomez 825 Coral Ridge Drive Coral Springs, Florida 33071
Secretary/Treasurer:	Nicolas Gluckman 825 Coral Ridge Drive Coral Springs, Florida 33071

16. Indemnification of Officers and Directors. Association shall and does hereby indemnify and hold harmless every Director and every Officer, their heirs, executors and administrators, against all loss, cost and expenses reasonably incurred in connection with any action, suit or proceeding to which such Director or Officer may be made a party by reason of being or having been a Director or Officer of Association, including reasonable counsel fees and paraprofessional fees at all levels of proceeding. This indemnification shall not apply to matters wherein the Director or Officer shall be finally adjudged in such action, suit or proceeding to be liable for or guilty of gross negligence or willful misconduct. The foregoing rights shall be in addition to, and not exclusive of, all other rights to which such Director or Officers may be entitled.

17. Transactions in Which Directors or Officers are Interested. No contract or transaction between Association and one (1) or more of its Directors or Officers or Developer, or between Association and any other corporation,

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partnership, association, or other organization in which one (1) or more of its Officers or Directors are officers, directors or employees or otherwise interested shall be invalid, void or voidable solely for this reason, or solely because the Officer or Director is present at, or participates in, meetings of the Board thereof which authorized the contract or transaction, or solely because said Officers' or Directors' votes are counted for such purpose. No Director or Officer of Association shall incur liability by reason of the fact that such Director or Officer may be interested in any such contract or transaction. Interested Directors shall disclose the general nature of their interest and may be counted in determining the presence of a quorum at a meeting of the Board which authorized the contract or transaction.

IN WITNESS WHEREOF, for the purpose of forming this corporation under the laws of the State of Florida, the undersigned, being the Incorporator of this Association, has executed these Articles of Incorporation as of this 31<sup>st</sup> day of May, 2006.

WITNESSES:

Mary E. Grandin  
Print name: MARY E. GRANDIN

Melisa R. Bordes  
Print name: MELISA R. BORDS

Patricia K. Fletcher  
Patricia Kimball Fletcher, Esq., Incorporator

STATE OF FLORIDA

COUNTY OF Miami-Dade

) SS.:

The foregoing instrument was acknowledged before me this 31<sup>st</sup> day of May, 2006 by PATRICIA KIMBALL FLETCHER, ESQ. who is personally known to me.

My commission expires:

Kirenia Zorrilla  
NOTARY PUBLIC State of Florida at Large  
Print name: KIRENIA ZORRILLA



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## ACCEPTANCE BY REGISTERED AGENT

The undersigned, having been named to accept service of process for the above-stated corporation at the place designated in this certificate, hereby agrees to act in this capacity, and is familiar with, and accepts, the obligations of this position and further agrees to comply with the provisions of all statutes relative to the proper and complete performance of its duties.

Dated this 31<sup>st</sup> day of May, 2006.

PATRICIA KIMBALL FLETCHER, P.A.

By: Patricia K Fletcher  
Patricia Kimball Fletcher, Esq., as President

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