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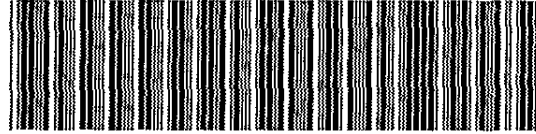
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TALLAHASSEE, FLORIDA

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COVER LETTER

Department of State
Division of Corporations
P. O. Box 6327
Tallahassee, FL 32314

SUBJECT: Galleon on the River Property Owner's Association, Inc.
(PROPOSED CORPORATE NAME - MUST INCLUDE SUFFIX)

Enclosed is an original and one(1) copy of the Articles of Incorporation and a check for :

☐ \$70.00
Filing Fee

☐ \$78.75
Filing Fee &
Certificate of
Status

☐ \$78.75
Filing Fee
& Certified Copy

☒ \$87.50
Filing Fee,
Certified Copy
& Certificate

ADDITIONAL COPY REQUIRED

FROM:

Shirley Lyders
Name (Printed or typed)

11200 NW 24th St
Address

Plantation, FL 33323
City/State & Zip

772-220-2100
Daytime Telephone number

Lucido & Associates
701 E. Ocean Blvd.
Stuart, FL 34994

NOTE: Please provide the original and one copy of the articles.

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SECRETARY OF STATE
TALLAHASSEE, FLORIDA

ARTICLES OF INCORPORATION

OF

GALLEON ON THE RIVER PROPERTY OWNER'S ASSOCIATION, INC.

(A Florida Corporation Not For Profit)

The undersigned hereby executes these Articles of Incorporation for the purpose of forming a corporation not for profit under Chapter 617 of the Florida Statutes (the "Florida Not For Profit Corporation Act") and certifies as follows:

ARTICLE I

NAME AND ADDRESS

The name of the corporation shall be GALLEON ON THE RIVER PROPERTY OWNER'S ASSOCIATION, INC., hereinafter referred to as the "Association" and its duration shall be perpetual. The mailing address of the Corporation shall be 11200 N.W. 24TH ST., PLANTATION FLORIDA 33323

ARTICLE II

PURPOSE

The purpose for which the Association is organized is to engage as a non-profit organization in protecting the value of the property of the Members of the Association, to exercise all the powers and privileges and to perform all of the duties and obligations of the Association as defined and set forth in that certain Declaration of Covenants and Restrictions for GALLEON ON THE RIVER PROPERTY OWNER'S ASSOCIATION, INC. (the "Declaration") to be recorded in the office of the Clerk of the Circuit Court in and for Martin County, Florida, including the establishment and enforcement of payment of charges and Assessments contained therein, and to engage in such other lawful activities as may be to the mutual benefit of the Members and their property. All terms used herein which are defined in the Declaration shall have the same meaning herein as therein.

ARTICLE III

POWERS

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

Section 1. Common Law and Statutory Powers. The Association shall have all of the common law and statutory powers of a corporation not-for-profit which are not in conflict with the terms of these Articles and the Declaration.

Section 2. Necessary Powers. The Association shall have all of the powers reasonably necessary to implement its purpose, including, but not limited to, the following:

- A. To operate and manage the Common Areas in accordance with the purpose and intent contained in the Declaration;
- B. To make and collect Assessments against Members to defray the Common Expenses;
- C. To use the proceeds of Assessments in the exercise of its powers and duties;
- D. To maintain, repair, replace and operate the Common Areas and to maintain such other property which the Association is required to maintain. Pursuant to the Declaration;
- E. To reconstruct Improvements upon the Property after casualty and to further improve the Property;
- F. To make and amend Bylaws for the Association and regulations respecting the use of the Property;
- G. To pay all taxes and other assessments which are liens against the Common Areas;
- H. To enforce by legal means the provisions of the Declaration, these Articles, the Bylaws and the Rules and Regulations for the use of the Property;
- I. To insure and keep insured the buildings and Improvements of the Association and other Improvements within the Property, as provided in the Declaration and Bylaws.
- J. To provide for management and maintenance and to authorize a management

agent or other entity to assist the Association in carrying out its powers and duties by performing such functions as the collection of Assessments, preparation of records, enforcement of rules and maintenance of such other property as the Association is required to maintain pursuant to the Declaration. The Association shall, however, retain at all times the powers and duties granted it by common law, Florida Statutes and local ordinances including, but not limited to, the making of Assessments, the promulgation of rules, and the execution of contracts on behalf of the Association.

K. To possess, enjoy and exercise all powers necessary to implement, enforce, and carry into effect the powers above described, including the power to acquire, hold, convey, and deal in real and personal property.

Section 3. Funds and Title to Properties. All funds and title to all properties acquired by the Association and the proceeds thereof shall be held only for the benefit of the Members in accordance with the provisions of the Declaration. No part of the income, if any, of the Association shall be distributed to the Members, directors, or officers of the Association.

Section 4. Limitations. The powers of the Association shall be subject to and be exercised in accordance with the provisions of the Declaration.

ARTICLE IV

MEMBERSHIP

Qualification for, and admission to, membership in the Association shall be regulated by the Declaration and the Bylaws of the Association.

ARTICLE V

BOARD OF DIRECTORS

The affairs of the Association shall be managed by a Board of Directors consisting of not less than three (3) nor more than five (5) directors. Until such time as Declarant relinquishes control of the Association, as described in the Declaration, Developer shall have the right to appoint all members of the Board of Directors and to approve the appointment of all officers of the Association and no action of the membership of the Association shall be effective unless, and until, approved by

the Developer. Further, until turnover of control by Developer, as aforesaid, no director or officer need be a Member of the Association. After the right of the Developer to appoint any members of the Board of Directors terminates, all officers and directors shall be Members of the Association. The number of directors constituting the initial Board is three (3) and they shall serve until such time as Developer relinquishes control of the Association or until replaced by Developer. Commencing with the first annual meeting of Members following the date on which Developer relinquishes control of the Association, the directors other than those appointed by Developer, shall be elected by the Members of the Association at the annual meeting. The Developer shall be entitled at any time, and from time to time, to remove or replace any director originally appointed by the Developer. The Developer may waive or relinquish in whole or in part any of its rights to appoint any one or more of the directors it is entitled to appoint. The following persons shall constitute the initial Board of Directors:

<u>NAME</u>	<u>ADDRESS</u>
Isaac Gomez	11200 N.W. 24 th St. Plantation, Florida 33323
Juan Gomez	11200 N.W. 24 th St. Plantation, Florida 33323
Juan Lievano	11200 N. W, 24 th St. Plantation, Florida 33323

ARTICLE VI

OFFICERS

Officers shall be elected by the Board of Directors at the annual meetings of the Directors, as provided in the Bylaws. Any two (2) or more offices may be held by the same person, except the offices of President and Secretary. Until such time as Developer relinquishes control of the Association, as provided in the Declaration, however, Developer shall have the right to approve all of the

officers elected. The names and titles of the Officers who shall serve until removed or until the first election are as follows:

PRESIDENT:	Isaac Gomez
SECRETARY:	Juan Gomez
TREASURER	Juan Gomez

ARTICLE VII

INDEMNIFICATION OF OFFICERS AND DIRECTORS

Every Director and Officer of the Association shall be indemnified by the Association as provided in the Declaration.

ARTICLE VIII

SUBSCRIBER

The name and address of the subscriber of these Articles of Incorporation are:

<u>NAME</u>	<u>ADDRESS</u>
Isaac Gomez	11200 N.W. 24 th St. Plantation, Florida 33323

ARTICLE IX

BYLAWS

The Bylaws of the Association may be adopted, amended, altered or rescinded as provided therein; however, that at no time shall the Bylaws conflict with these Articles of Incorporation or the Declaration. Until such time as Developer relinquishes control of the Association, no amendments to the Bylaws shall be effective unless Developer has joined in and consented thereto in writing.

ARTICLE X

AMENDMENTS

These Articles of Incorporation of the Association may be amended, altered or rescinded as provided in the Florida Not For Profit Corporation Act.

ARTICLE XI

REGISTERED AGENT AND REGISTERED OFFICE

The name of the initial registered agent shall be ISAAC GOMEZ and the street address of the registered office of the Association shall be 11200 N.W. 24th St. Plantation, Florida 33323. The Association shall have the right to designate subsequent agents without amending these Articles of Incorporation.

IN WITNESS WHEREOF, the subscriber has executed these Articles of incorporation at Broward County, Florida, this 21ST day of July, 2006


Isaac Gomez, Incorporator

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SECRETARY OF STATE
TALLAHASSEE, FLORIDA