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From: *Angelica M. Chiron*
Account Name : AKERMAN SENTERFITT (MIAMI)
Account Number : 075471001363
Phone : (305)374-5600
Fax Number : (305)374-5095

FLORIDA PROFIT/NON PROFIT CORPORATION

FONTAINBLEAU LAKES GREENSPACE MAINTENANCE ASSOCIATIO

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FAX AUDIT # H07000199698

ARTICLES OF INCORPORATION

OF

FONTAINBLEAU LAKES GREENSPACE MAINTENANCE 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 FONTAINBLEAU LAKES GREENSPACE MAINTENANCE ASSOCIATION, INC. ("Association").

2. Principal Office and Mailing Address. The principal office and mailing address of the Association is: 5835 Blue Lagoon Drive, 4th Floor, Miami, Florida 33126.

3. Registered Office -Registered Agent. The name of the registered agent of the Association is: American Information Services, Inc., a Florida corporation. The address of the registered agent is: One S.E. 3rd Avenue, 28th Floor, Miami, Florida 33131.

4. Definitions. A declaration entitled Declaration of Covenants and Restrictions for the maintenance of the Fontainbleau Lakes Greenspace Area (the "Declaration") will be recorded in the Public Records of Miami-Dade County, Florida, and shall govern the greenspace maintenance operations of a community to be known as Fontainbleau Lakes. All initially capitalized terms not defined herein shall have the meanings set forth in the Declaration.

5. Purpose of the Association. The Association is formed to: (a) provide for ownership, operation, maintenance and preservation of the Greenspace Area, and improvements thereon; (b) perform the duties delegated to it in the Declaration; and (c) administer the interests of the Association and its members.

6. Not for Profit. The Association is a not for profit Florida corporation and does not contemplate pecuniary gain to, or profit for, its members.

7. Powers of the Association. The 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 the Association set forth in the Declaration and Bylaws, as herein provided.

7.2 To enforce, by legal action or otherwise, the provisions of the Declaration and Bylaws and of all rules, regulations, covenants, restrictions and agreements governing or binding the Association.

7.3 To operate and maintain the Surface Water Management System if required by the Declaration, and Environmental Resource Permit for any lakes and mitigation areas, if any.

7.4 To fix, levy, collect and enforce payment by any lawful means, of all Assessments pursuant to the terms of the Declaration, these Articles and Bylaws.

7.5 To pay all Operating Costs, including, but not limited to, all licenses, taxes or governmental charges levied or imposed against the property of the Association.

7.6 To acquire (by gift, purchase or otherwise), annex, own, hold, improve, build upon, operate, maintain, convey, grant rights and easements, sell, dedicate, lease, transfer or otherwise dispose of real or personal property (including the Greenspace Areas) in connection with the functions of the Association except as limited by the Declaration.

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7.7 To borrow money, and to mortgage, pledge or hypothecate any or all of its real or personal property as security for money or debts incurred.

7.8 To dedicate, grant, license, lease, concession, create easements upon, sell or transfer all or any part of, the Greenspace Areas to any public agency, entity, authority, utility or other person or entity for such purposes and subject to such conditions as it determines and as provided in the Declaration.

7.9 To participate in mergers and consolidations with other non-profit corporations organized for the same purposes.

7.10 To adopt, publish, promulgate or enforce rules, regulations, covenants, restrictions or agreements governing the Association and the Greenspace Areas as provided in the Declaration and to effectuate all of the purposes for which the Association is organized.

7.11 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.

7.12 To employ personnel and retain independent contractors to contract for management of the Greenspace Areas as provided in the Declaration and to delegate in such contract all or any part of the powers and duties of the Association.

7.13 To contract for services to be provided to, or for the benefit of, the Association, the members of the Association and the Greenspace Areas as provided in the Declaration, such as, but not limited to, maintenance, trash pick-up, and utility services. To establish committees and delegate certain of its functions to those committees.

8. **Voting Rights.** Operators and Declarant shall have the voting rights set forth in the Bylaws.

9. **Board of Directors.** The affairs of the Association shall be managed by a Board of odd number with not less than three (3) nor more than seven (7) members. The initial number of directors shall be three (3). Board members shall be appointed and/or elected as stated in the Bylaws. 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
MELISSA SIRES GARCIA	5835 Blue Lagoon Drive, 4 th Floor Miami, Florida 33126
MARIA DONOSO	5835 Blue Lagoon Drive, 4 th Floor Miami, Florida 33126
HARVEY GLASER	5835 Blue Lagoon Drive, 4 th Floor Miami, Florida 33126

Notwithstanding the foregoing, if there are less than three (3) "Neighborhoods" as defined in the Declaration at the time of the first annual meeting of the Members, the number of Directors may equal the number of Neighborhoods.

10. **Dissolution.** In the event of the dissolution of the 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 Greenspace Areas, in the place and stead of the Association, and to make such provisions as may be necessary for the continued management of the affairs of the dissolved Association and its properties.

11. **Duration.** The Association shall have perpetual existence.

FAX AUDIT # H07000199698**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 Declarant unless such amendment receives the prior written consent of Declarant, 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 From and After the Turnover Date. 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 (66 $\frac{2}{3}$ %) percent of the Board; and (ii) seventy-five (75%) percent of all the votes in the Association.

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

13.3 Bylaws. These Articles shall not be amended in a manner that conflicts with the Bylaws.

14. Incorporator. The name and address of the Incorporator of this corporation is: Richard L. Schanerman, One S.E. 3rd Avenue, 28th Floor, Miami, Florida 33131.

15. Officers. 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 to be necessary.

15.1 The names and addresses of the Officers who shall serve until their successors are elected by the Board are as follows:

President:	MARIA DONOSO
Vice President:	HARVEY GLASER
Secretary/Treasurer:	MELISSA SIRES GARCIA

16. Indemnification of Officers and Directors. The 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 the 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 the Association and one (1) or more of its Directors or Officers or Declarant, or between the Association and any other corporation, 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 the Association shall incur liability

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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.

18. **HUD/VA Provisions.** So long as required in connection with HUD and/or VA financing of the purchase of Homes, the following provisions shall supersede other provisions herein to the contrary:

18.1 Every person or entity who is an Owner of a Home shall be entitled to membership and voting rights in the Association. Membership is appurtenant to, and inseparable from, ownership of the Home.

18.2 If the Association is dissolved the assets of the Association shall be dedicated to a public body, or conveyed to a non-profit organization with similar purposes to the Association.

18.3 In addition to any other requirements set forth herein amendment of these Articles of Incorporation shall also require the approval of at least two-thirds (2/3) of the Owners.

IN WITNESS WHEREOF, for the purpose of forming this corporation under the laws of the State of Florida, the undersigned, being the Incorporator of the Association, has executed these Articles of Incorporation as of the 7th day of August, 2007.

By: [Signature]
Richard L. Schanerman, Esq., as Incorporator

ACCEPTANCE BY REGISTERED AGENT

I HEREBY ACCEPT THE DESIGNATION AS REGISTERED AGENT AS SET FORTH IN THESE ARTICLES OF INCORPORATION.

Dated this 7th day of August, 2007.

AMERICAN INFORMATION SERVICES, INC.

By: [Signature]
Angelica M. Chirra, Assistant Secretary

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