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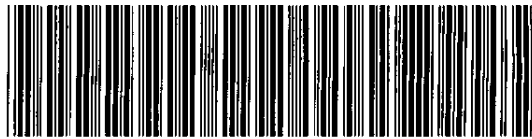
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PLEASE REPLY TO FORT LAUDERDALE

April 21, 2009

VIA CERTIFIED MAIL

Florida Department of State  
Division of Corporations  
P.O. Box 6327  
Tallahassee, Florida 32314  
Attn: Registration Section

*Re: West Settlers Condominium Association, Inc. / Articles of Incorporation*

To Whom It May Concern:

Enclosed please find the **original** and one copy of the Articles of Incorporation of West Settlers Condominium Association, Inc., a Florida non-profit corporation, to be filed with the Department of State. Also enclosed please find a check in the amount of \$78.75 dollars, representing the payment of the filing fee (\$70) and a Certificate of Status (\$8.75) to be provided to our office upon filing.

Should you have any questions, please do not hesitate to contact us.

Sincerely,

  
ANNABELLA BARBOZA

Enc.

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**ARTICLES OF INCORPORATION**

**OF**

**WEST SETTLERS CONDOMINIUM ASSOCIATION, INC.**

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The undersigned hereby files the Articles of Incorporation of **The West Settlers Condominium Association, Inc., a Florida non-profit corporation**, under Chapter 617, Florida Statutes, and certifies as follows:

**ARTICLE I**  
**NAME**

The name of the Corporation is **THE WEST SETTLERS CONDOMINIUM ASSOCIATION, INC.**, a Florida non-profit corporation (hereinafter be referred to as the "Corporation").

**ARTICLE II**  
**DURATION**

The Corporation shall exist perpetually.

**ARTICLE III**  
**PURPOSES**

The Corporation is organized exclusively for the purpose of operating the West Settlers Condominium Association, enforcing the terms and conditions of the Declaration of the West Settlers Condominium, and any other purpose authorized Chapter 718, Florida Statutes, as may be amended from time to time, as well as any other purpose authorized by law.

**ARTICLE IV**  
**NON-STOCK CORPORATION**

The Corporation shall have no stock and no dividends shall be declared or paid.

**ARTICLE V**  
**APPOINTMENT OF DIRECTORS**

Directors shall be appointed in accordance with the By-Laws of the Corporation.

**ARTICLE VI**  
**BOARD OF DIRECTORS**

A. Powers. All Corporate powers shall be exercised by or under the authority of, and the affairs of the Corporation shall be managed under the direction of the Board of Directors.

B. Number. The affairs of the Corporation shall be conducted by a Board of Directors, the number of which shall be determined from time to time in accordance with the By-Laws but shall never be less than five (5) voting members. Notwithstanding the maximum number of directors permitted under the By-Laws, it is the declared intention of the Corporation, that the number of directors be no larger than minimally necessary in order to properly carry on the activities of the Corporation.

C. Election; Removal. Directors shall be elected or removed in accordance with the procedure provided in the By-Laws.

D. Compensation. Directors shall be compensated in accordance with the procedure provided in the By-Laws.

E. Resignation. Directors shall resign in accordance with the procedure provided in the By-Laws.

F. Initial Directors. The names and addresses of the initial directors to hold office until the first annual meeting of members and/or until their successors shall have been elected and qualified are as follows:

- (1) Frank Wheat  
20 N. Swinton Avenue  
Delray Beach, FL 33444
- (2) Howard Lewis  
20 N. Swinton Avenue  
Delray Beach, FL 33444
- (3) Peter Arts  
20 N. Swinton Avenue  
Delray Beach, FL 33444
- (4) Thomas F. Carney  
20 N. Swinton Avenue  
Delray Beach, FL 33444
- (5) Diane Colonna  
20 N. Swinton Avenue  
Delray Beach, FL 33444

G. Property. The Board of Directors shall administer and distribute the property held by the Corporation in accordance with the purposes of the Corporation, as defined in Article III, and the applicable provisions of the By-Laws.

**ARTICLE VII**  
**PRINCIPAL OFFICE & REGISTERED AGENT**

The principal office of the Corporation shall be 20 N. Swinton Avenue, Delray Beach, Florida 33444. The Registered Agent shall be Donald J. Doody, Esquire, whose address is 3099 East Commercial Boulevard, Suite 200, Fort Lauderdale, Florida 33308.

**ARTICLE VIII**  
**AMENDMENTS**

The Articles of Incorporation may be amended by a majority vote of the Board of Directors.

**ARTICLE IX**  
**MEMBERSHIP**

The Corporation shall not have membership.

**ARTICLE X**  
**OFFICERS**

The Corporation shall have the following officers: President, Vice President, Secretary, and Treasurer. The President shall be the Chair of the Delray Beach Community Redevelopment Agency, the Vice President shall be the Vice-Chair of the Delray Beach Community Redevelopment Agency, the Secretary shall be the Executive Director of the Delray Beach Community Redevelopment Agency, and the Treasurer shall be the Treasurer of the Delray Beach Community Redevelopment Agency. The Board shall select persons to hold the remaining offices. Terms of the office shall be the same as the terms for the Directors as established in the corporate By-Laws.

**ARTICLE XI**  
**BY-LAWS**

The By-Laws of the Corporation shall be made, altered, or rescinded by the majority vote of the Board of Directors.

**ARTICLE XII**  
**LIMITATIONS**

No part of the net earnings of the corporation shall inure to the benefit of, or be distributable to its trustees, officers, or other private persons, except that the corporation shall be authorized and empowered to pay reasonable compensation for services rendered and to make payments and distributions in furtherance of the purposes set forth in Article Three hereof. Notwithstanding any other provision of these Articles, the Corporation shall not carry on any other activities not permitted to be carried on by a not-for-profit corporation pursuant to state or federal law.

**ARTICLE XIII**  
**DISTRIBUTION OF ASSETS UPON DISSOLUTION**

Upon the dissolution of the Corporation, assets shall be distributed pursuant to the requirements of applicable federal or state law. Any such assets not so disposed of shall be disposed of by a Court of Competent Jurisdiction of the county in which the principal office of the corporation is then located, exclusively for such purposes or to such organization or organizations, as said Court shall determine, which are organized and operated exclusively for such purposes.

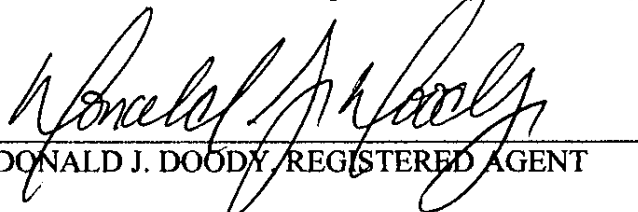
**IN WITNESS WHEREOF**, the undersigned incorporator and registered agent have executed these Articles of Incorporation on this 14<sup>th</sup> day of April, 2009.

  
Diane Colonna, Incorporator

**ACCEPTANCE  
OF REGISTERED AGENT**

The undersigned, having been named as Registered Agent of The West Settlers Condominium Association, Inc., a Florida non-profit corporation, hereby accepts the appointment as Registered Agent and agrees to act in this capacity.

I further agree to comply with the provisions of the Florida Statutes relating to the proper and complete performance of my duties, and I am familiar with and accept the obligations of my position as Registered Agent.

  
DONALD J. DOODY, REGISTERED AGENT

Dated this 21 day of April, 2009.