

N09000008661

Law Offices
Tucker + Tighe, P.A.
(Requestor's Name)

300 E Broward Blvd
(Address)

Suite 710
(Address)

Ft. Lauderdale, FL 33301
(City/State/Zip/Phone #)
(address on check)

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(Business Entity Name)

(Document Number)

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FLORIDA DEPARTMENT OF STATE
Division of Corporations

August 10, 2009

LAW OFFICES TUCKER & TIGHE, P.A.
800 EAST BROWARD BLVD., SUITE 710
FORT LAUDERDALE, FL 33301

SUBJECT: PLANTATION FRENCH QUARTER CONDOMINIUM, INC.
Ref. Number: W09000036167

We have received your document for PLANTATION FRENCH QUARTER CONDOMINIUM, INC. and check(s) totaling \$78.75. However, your check(s) and document are being returned for the following:

Section 617.0202(d), Florida Statutes, requires the manner in which directors are elected or appointed be contained in the articles of incorporation or a statement that the method of election of directors is as stated in the bylaws.

You must list at least one incorporator with a complete business street address.

The document must contain a registered agent with a Florida street address and a signed statement of acceptance. (i.e. I hereby am familiar with and accept the duties and responsibilities of Registered Agent.)

Please return your document, along with a copy of this letter, within 60 days or your filing will be considered abandoned.

If you have any questions concerning the filing of your document, please call (850) 245-6913.

Diane Cushing
Document Specialist Supervisor

Letter Number: 209A00027276

ARTICLES OF INCORPORATION
FOR PLANTATION FRENCH QUARTER
CONDOMINIUM, INC.

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SECRETARY OF STATE
TALLAHASSEE, FLORIDA

The undersigned hereby association themselves for the purposes of forming a corporation not for profit pursuant to the laws of the State of Florida, and hereby adopt the following Articles of Incorporation:

ARTICLE I
NAME

The name of the corporation shall be PLANTATION FRENCH QUARTER CONDOMINIUM, INC. For convenience the corporation shall be referred to in this instrument as the "Association", and these Articles of Incorporation as the "Articles."

ARTICLE 2
PURPOSE

The purpose for which the Association is organized is to provide an entity pursuant to the Florida Condominium Act (the "Act"), as it exists on the date thereof, for the operation of several separate condominiums (the "Condominiums") which will comprise PLANTATION FRENCH QUARTER CONDOMINIUM, INC. This corporation is organized for the purpose of operating, governing, administering and managing the property and affairs of the condominiums, to-wit: French Quarter Condominium Phase I, Phase III, Phase IV, and Phase V, and to exercise all powers and discharge all responsibilities granted to it as a corporation under the laws of Florida, the By-laws, these Articles of Incorporation, and aforementioned Declarations of Condominium, and further to exercise all powers granted to a condominium association under the Condominium Act, and to acquire, hold, convey and otherwise deal in and with real and personal property in this corporation's capacity as a condominium association.

ARTICLE 3
DEFINITIONS

The terms used in these Articles shall have the same definitions and meanings as those set forth in the Declarations of the Condominium (the "Declaration") which are recorded in the public Records of Broward County, Florida.

ARTICLE 4
POWERS

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

4.1 General. The Association shall have all of the common law and statutory powers of a corporation not for profit under the Laws of Florida that are not in conflict with the provisions of these Articles, the Declarations, the Bylaws or the Act.

4.2 Enumeration. The Association shall have all of the powers and duties set forth in the Act, except as limited by these Articles, the Bylaws and the Declarations, and all of the powers and duties reasonably necessary to operate the Condominiums pursuant to the Declarations and as more particularly described in the Bylaws and these Articles, as they may be amended from time to time, including, but not limited to, the following:

(a) To operate and manage the condominiums and condominium property in accordance with the sense, meaning, direction, purpose and intent contained in the Declarations of *Condominium of French Quarter Condominium Phases I, III, IV, and V*.

(b) to make and collect assessments, special assessments and other charges against Members as Owners, and to use the proceeds thereof in the exercise of its powers and duties.

(c) to maintain, repair, replace and operation the condominium property.

(d) to reconstruct improvements upon the condominium property after casualty, and to further improve the property.

(e) to make and amend regulations respecting the use of the property in the condominium.

(f) to approve or disapprove proposed purchasers, lessees and mortgagees of apartments.

(g) to enforce by legal means the provisions of the condominium documents, these Articles, the By-laws of the corporations and the regulations for the use of the property in the condominium.

(h) to contract for the management of the condominium and delegate to such contractor all powers and duties of the corporation except such as are specifically require by the condominium documents to have approval of the Board of Directors or the membership of the corporations.

All funds and title of all properties acquired by the corporation and the proceeds thereof shall be held only for the benefit of the members in accordance with the provision of the condominium documents.

The powers of the corporation shall be subject to and be exercised in accordance with the provisions of the Declaration of Condominium which governs the use of the condominium property.

ARTICLE 5 MEMBERS

The qualification of the members, the manner of their admission to membership and termination of such membership, and voting by members shall be as follows:

1. The owners of each condominium unit in the aforementioned condominiums shall each be a member of the corporation.

2. Thereafter, membership in the corporation shall be established by acquisition of the fee title to a condominium unit in Plantation French Quarter Condominium, whether by conveyance, devise, judicial decree or otherwise, and the membership of any party shall be automatically terminated upon his being divested of all title to or his entire fee interest in any unit except that nothing herein contained shall be construed as termination the membership of any party who may own a fee ownership interest in tow or more units, so long as such party shall retain title to a fee ownership interest in any unit.

3. The interest of a member in the funds and assets of the corporation cannot be assigned, hypothecated or transferred in any manner, except as an appurtenance to his unit. The properties, funds, and assets of the corporation shall be held or used for the benefit of the membership and for the purposes authorized herein, in the Declarations of Condominium and in the By-laws.

4. On all matters on which the membership shall be entitled to vote, there shall be only one vote for each unit in the condominium, which vote may be exercised or cast by the owner or owners of each unit in such manner as provided in the By-laws of these corporations. Should any member own more than one unit, such member shall be entitled to exercise or cast one vote for each unit owned in the manner provided by the By-laws.

ARTICLE 6
TERM

This corporation shall have perpetual existence.

ARTICLE 7
PRINCIPAL OFFICE

The principal office of this corporation shall be located at:

4780 North State Rd. 7 Ste E-250 Lauderdale Lakes, FL 33319

But this corporation may change said principal office and transact business at such other places within or without the State of Florida as shall from time to tome be designated by the Board of Directors.

ARTICLE 8
MANAGEMENT OF THE AFFAIRS
OF THE CORPORATION - OFFICERS

The affairs of this corporation shall me managed by its officers, subject, however, to the directions of the Board of Directors, except to the extent that the Directors shall have delegated the responsibility for such management under the provision of these Article and in accordance with the By-laws. The officers of this corporation shall consist of a President, a Vice-President, a

Secretary and a Treasurer, all of whom shall be a member of this corporation. The Directors may provide for such other officers, agents, supervisory personnel or employees of the corporation as they shall see fit, none of whom need be a member of the corporation. Officers will be elected annually to hold office until the next annual meeting of the board of Directors or until their successors are elected and qualify.

ARTICLE 9
BOARD OF DIRECTORS

This corporation shall be governed by a Board of Directors consisting of not less than three (3) nor more than seven (7) persons as provided for in the By-laws. **The method of election of directors is as stated in the By-laws.**

ARTICLE 10
INDEMNIFICATION OF OFFICERS AND DIRECTORS

Every director and every officer of the corporation shall be indemnified by the corporation against all expense and liability including counsel fees, reasonable incurred by or imposed upon him in connection with any proceeding to which he may be a party, or in which he may become involved, by reason of his being or having been a director or officer of the corporation, whether or not he is a director or officer at the time such expense are incurred, except in such cases wherein the director or officer is adjudged guilty or willful misfeasance or malfeasance in the performance of his duties; provided that in the event of any claim for reimbursement or indemnification hereunder based upon a settlement by the director or officer seeking reimbursement or indemnification, the indemnification herein shall apply only if the Board of Directors approve such settlement and reimbursement as being in the best interests of the corporation. The foregoing right of indemnification shall be in addition to and not exclusive of all other rights to which such director or officer may be entitled.

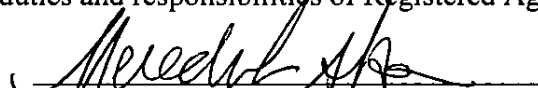
ARTICLE 11
INCORPORATOR

Al Beckman, 326 N.W. 69th Ave. #143, Plantation, FL 33317

ARTICLE 12
REGISTERED AGENT

Until changed, **Tucker & Tighe, P.A.**, shall be the registered agent of the Association and the registered office shall be at: **800 East Broward Blvd. Ste, 710, Fort Lauderdale, FL 33301**

I hereby am familiar with and accept the duties and responsibilities of Registered Agent.


on behalf of Tucker & Tighe, P.A.

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TALLAHASSEE, FLORIDA

ARTICLE 13
AMENDMENT

These Articles of Incorporation may be amended from time to time by resolution by a majority of the Board of Directors and approved by a majority of the members of this corporation present at any meeting of the members of the corporation.

IN WITNESS WHEREOF, we have affixed our hands this 21 day of July, 2009, in Broward County, Florida.

PLANTATION FRENCH QUARTER
CONDOMINIUM, INC.

Attest: Joseph F. Boudreau
Secretary

By: Alan R. Beckman
President

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me this 21 day of July, 2009, by ALAN R. BECKMAN President and Joseph F. Boudreau Secretary of PLANTATION FRENCH QUARTER CONDOMINIUM, INC., a Florida corporation, not-for-profit, who () are personally known to me or () have produced _____ as identification and who () did OR () did not take an oath.

My Commission Expires:

8/29/11

Patricia M. Hannon
NOTARY PUBLIC, STATE OF FLORIDA
at Large

PATRICIA M. HANNON
Printed Name of Notary Public



PATRICIA M. HANNON
MY COMMISSION # DD 2009-1111
EXPIRES: August 29, 2011
Bonded Thru Budget Notary Services

SECRETARY OF STATE
TALLAHASSEE, FLORIDA
2009 SEP - 1 P 3 17

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