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FLORIDA PROFIT/NON PROFIT CORPORATION  
PALM BEACH LANDMARK ESTATES HOMEOWNERS  
ASSOCIATION,

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CAPITAL CONNECTION

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March 15, 2010

FLORIDA DEPARTMENT OF STATE  
Division of Corporations

YOUR CAPITAL CONNECTION, INC.

SUBJECT: PALM BEACH LANDMARK ESTATES HOMEOWNERS ASSOCIATION, INC.  
REF: W10000012855

We received your electronically transmitted document. However, the document has not been filed. Please make the following corrections and refax the complete document, including the electronic filing cover sheet.

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**ARTICLES OF INCORPORATION  
OF  
PALM BEACH LANDMARK ESTATES HOMEOWNERS ASSOCIATION, INC.**

The undersigned, for the purpose of forming a nonprofit corporation under the Florida Not For Profit Corporation Act, Florida Statutes, Chapter 617, do hereby make and adopt the following Articles of Incorporation:

*Article 1. Name and Address.* The name and principal place of business and mailing address of the Corporation is: PALM BEACH LANDMARK ESTATES HOMEOWNERS ASSOCIATION, INC., 375 South County Road, Suite 205, Palm Beach, Florida 33480.

*Article 2. Not For Profit.* The Corporation is a corporation not for profit as defined in Section 617.01, Florida Statutes. The Corporation is not formed for pecuniary profit. No part of the income or assets of the Corporation is distributable to or for the benefit of its Members, Directors or Officers, except to the extent permissible under law.

*Article 3. Duration.* The duration (term) of the Corporation is perpetual.

*Article 4. Purposes.* The Corporation is organized, and shall be operated exclusively for, the following purposes:

A. To enforce the DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR LANDMARK ESTATES (the "Declaration"), consisting of a residential community of single family homes in Palm Beach County, Florida, to be the Association referred to in said Declaration, and to assess said single family homes in accordance with said Declaration.

B. To exercise all rights and powers conferred by the laws of the State of Florida upon non profit corporations, including without limiting the generality of the foregoing, to acquire by bequest, devise, gift, purchase, lease or otherwise any property of any sort or nature without limitation as to its amount or value, and to hold, invest, reinvest, manage, use, apply, employ, sell, expend, disburse, lease, mortgage, convey, option, donate or otherwise dispose of such property and the income, principal and proceeds of such property, for any of the purposes set forth herein.

C. To do such other things as are incidental to the purposes of the Corporation or necessary or desirable in order to accomplish them.

**Article 5. Limitation.** No part of the net earnings of the Corporation shall inure to the benefit of or be distributable to its Members, Directors or Officers, but 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 4 (Purposes) hereof.

**Article 6. Members.** The Corporation, as provided in the By-Laws, shall have Voting Members who shall consist of all of those persons who are from time to time, the record fee simple title holders in LANDMARK ESTATES, consisting of single family homes set forth in the DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR LANDMARK ESTATES recorded Official Record Book 22630, Page 1411, Public Records of Palm Beach County, Florida, and as amended, which are constructed upon portions of the real property legally described as (see Exhibit "A" attached hereto). The Developer of LANDMARK ESTATES shall transfer control of the Association to the single family home owners not later than (a) sixty (60) days after the Developer has sold the last single family home to its final retail purchaser, or (b) five (5) years after the date of the Declaration, whichever is later; and each single family home owner shall thereafter be a voting Member of the Association and its voting privileges cannot thereafter be suspended or removed as long as it remains a single family home owner. The name and address of each initial Voting Member is as follows:

<u>Name</u>	<u>Address</u>
Paul L. Maddock, Jr.	375 South County Road, Suite 205 Palm Beach, FL 33480

**Article 7. Initial Registered Office and Agent.** The name and address of its Initial Registered Office and Agent is Peter S. Broberg, 223 Peruvian Avenue, Palm Beach, Florida 33480.

**Article 8. Initial Board of Directors.** The management of the Corporation shall be vested in a Board of Directors. The number of Directors constituting the Initial Board of Directors is one (1). The number of Directors may be increased or decreased from time to time in accordance with the By-Laws. The Voting Members shall elect the Directors at the annual meeting of Voting Members. The By-Laws may provide for *ex officio* and honorary Directors, and their rights and privileges. The name and address of the initial Director of the Corporation is as follows:

NameAddress

Paul L. Maddock, Jr.

375 South County Road, Suite 206  
Palm Beach, FL 33480

**Article 9. Officers.** The Officers of the Corporation shall consist of a President, Secretary, Treasurer and such other Officers and Assistant Officers as may be provided in the By-Laws. Each Officer shall be elected by the Board of Directors (and may be removed by the Board of Directors) at such time and in such manner as may be prescribed by the By-Laws. The name and address of each initial Officer of the Corporation is as follows:

OfficeName and Address

Pres/Sec/Tres

Paul L. Maddock, Jr.  
375 South County Road, Suite 205  
Palm Beach, FL 33480

**Article 10. Incorporators.** The name and address of each Incorporator (Subscriber) is as follows:

NameAddress

Peter S. Broberg

223 Peruvian Avenue  
Palm Beach, FL 33480

**Article 11. By-Laws.** The By-Laws of the Corporation are to be made and adopted by the Board of Directors, and may be altered, amended or rescinded by the Board of Directors.

**Article 12. Amendment.** The Corporation reserves the right to amend or repeal any provisions contained in these Articles of Incorporation or any amendment to them, and all rights and privileges conferred upon the Members, Directors and Officers are subject to this reservation.

**Article 13. Indemnification.** The Corporation shall indemnify each Officer and Director, including former Officers and Directors, to the full extent permitted by law.

*Article 14. Commencement of Corporate Existence.* In accordance with Sections 617.0123 and 617.0203, Florida Statutes (2009), the date when corporate existence shall commence is on the date this document is accepted for filing by the Department of State.

IN WITNESS WHEREOF, the undersigned has signed these Articles of Incorporation on this 11 day of MARCH, 2010.

INCORPORATOR

By:

  
PETER S. BROBERG

STATE OF FLORIDA  
COUNTY OF PALM BEACH

The foregoing was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 2018, by PETER S. BROBERG, as Incorporator of PALM BEACH LANDMARK ESTATES HOMEOWNERS ASSOCIATION, INC., a Florida Not For Profit Corporation, who is personally known to me, or who has produced \_\_\_\_\_ as identification.

\_\_\_\_\_  
NOTARY PUBLIC

My Commission Expires:

**CERTIFICATE DESIGNATING PLACE OF BUSINESS OR DOMICILE  
FOR THE SERVICE OF PROCESS WITHIN THIS STATE,  
NAMING AGENT UPON WHOM PROCESS MAY BE SERVED.**

PALM BEACH LANDMARK ESTATES HOMEOWNERS ASSOCIATION, INC.


Pursuant to Chapter 48.091, Florida Statutes, the following is submitted:

That the PALM BEACH LANDMARK ESTATES HOMEOWNERS ASSOCIATION, INC., desiring to organize under the laws of the State of Florida with its initial principal office, as indicated in the Articles of Incorporation, has named PETER S. BROBERG, whose address is 223 Peruvian Avenue, Palm Beach, Florida 33480, as its agent to accept service of process within this State.

**ACKNOWLEDGMENT:**

Having been named to accept service of process for the corporation named above, at the place designated in this certificate, I agree to act in that capacity and to comply with the provisions of all statutes relating to the complete performance of my duties including keeping open the registered office.

DATED this 11 day of MARCH, 2010.

  
PETER S. BROBERG  
"Registered Agent"

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**EXHIBIT "A"**

**LEGAL DESCRIPTION**

All of Lots 1 through 6, according to the Plat of Landmark Estates, as recorded in Plat Book 111, Pages 63 – 65, Public Records of Palm Beach County, Florida.