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Division of Corporations

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**COR AMND/RESTATE/CORRECT OR O/D RESIGN  
PEMBROKE INDUSTRIAL PARK OWNERS ASSOCIATION, INC.**

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**AMENDED AND RESTATED  
ARTICLES OF INCORPORATION  
FOR  
PEMBROKE INDUSTRIAL PARK OWNERS ASSOCIATION, INC.**

The undersigned incorporator, for the purpose of forming a corporation not for profit pursuant to the laws of the State of Florida, hereby adopts the following Articles of Incorporation:

**ARTICLE 1  
NAME**

The name of the corporation shall be PEMBROKE INDUSTRIAL PARK OWNERS ASSOCIATION, INC. For convenience, the corporation shall be referred to in this instrument as the "Association", these Articles of Incorporation as the "Articles", and the By-Laws of the Association as the "By-Laws".

**ARTICLE 2  
OFFICE**

The principal office and mailing address of the Association shall be at 3501 West Hallandale Beach Blvd., Pembroke Park, FL 33023, or at such other place as may be subsequently designated by the Board of Directors. All books and records of the Association shall be kept at its principal office or at such other place as may be authorized by the Board.

**ARTICLE 3  
DEFINITIONS**

Unless otherwise provided herein to the contrary, all capitalized terms utilized herein shall be as defined in that certain Declaration of Covenants, Conditions, Restrictions and Easements for the Operation of a Surface Water Management System for Pembroke Industrial Park (said declaration as may be amended from time to time is hereinafter referred to as the "Declaration"), recorded in Official Records Book 47123 at Page 51 of the Public Records of Broward County, Florida, and that certain Master Easement Agreement (said Master Easement Agreement as may be amended from time to time is hereinafter referred to as the "Master Easement Agreement"), recorded or to be recorded in the Public Records of Broward County, Florida. In the event of any conflicting definitions between the Declaration and the Master Easement Agreement, the definitions provided in the Master Easement Agreement shall control.

**ARTICLE 4  
PURPOSE**

The purposes for which the Association is organized are as follows:

- 4.1 To operate as a corporation not-for-profit pursuant to Chapter 617 and any other

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applicable provisions of the Florida Statutes, as they may be amended and/or renumbered from time to time. The Association does not contemplate pecuniary gain or profit. The Association shall not pay dividends and no part of any income of the Association shall be distributed to its Members, Directors or officers;

- 4.2 To administer, enforce and carry out the terms, conditions, restrictions and provisions of the Declaration and, to the extent applicable, the Master Easement Agreement as they may be amended and/or supplemented from time to time;
- 4.3 To provide for the maintenance and operation of the Surface Water Management System as provided in the Declaration and the maintenance, repair, and resurfacing of the Easement Area as provided in the Master Easement Agreement within the Property;
- 4.4 To administer, enforce and carry out the terms and provisions of any other declaration of covenants, conditions and restrictions or similar document, submitting property to the jurisdiction of or assigning responsibilities, rights or duties to the Association; and
- 4.5 To promote the health, safety and welfare of its Members.

#### **ARTICLE 5** **POWERS**

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

- 5.1 General. The Association shall have all of the common law and statutory powers of a not for profit corporation under the laws of Florida, except as expressly limited or restricted by the terms of these Articles, the Declaration, or the By-Laws.
- 5.2 Enumeration. The Association shall have all of the powers and duties reasonably necessary to operate the Association, including, but not limited to, the following:
  - (a) To exercise all of the powers and privileges and to perform all of the duties and obligations of the Association as set forth in the Declaration and the Master Easement Agreement;
  - (b) To enter into, make, establish, amend and enforce, rules, regulations, By-laws, covenants, restrictions, and agreements to carry out the purposes of the association. The Association may use any enforcement method authorized by the Declaration, the Master Easement Agreement, and/or Florida law, including but not limited to, fines, suspensions of use rights to the Property, actions for damages, equitable actions, injunctive relief, administrative actions, or any combination of those;
  - (c) To fix, levy, collect and enforce payment by any lawful means, all charges or

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Assessments pursuant to the terms of the Declaration and the Master Easement Agreement; to pay all expenses in connection therewith and all office and other expenses incident to the conduct of the business of the Association, including, but not limited to, the costs of Maintenance of the Surface Water Management System and the maintenance, repair, and resurfacing of the Easement Area;

- (d) To make, adopt, establish, amend and enforce rules and regulations regarding the use, appearance and/or condition of any portion of the Property bound by the terms, covenants, conditions and restrictions of the Declaration, including but not limited to, Property, Parcels, Members, structures, Improvements, landscaping and Maintenance;
- (e) To acquire (by gift, purchase or otherwise), own, hold improve, build upon, operate, maintain, convey, sell, lease, transfer, dedicate for public use or otherwise dispose of real or personal property in connection with the affairs of the Association;
- (f) To borrow and to hold funds, select depositories, administer bank accounts of the Association, and to pay all expenses, including licenses, public assessments, taxes or government charges, incident to the purposes and powers of the Association, as set forth in these Articles and as may be provided in the Declaration and the By-laws;
- (g) To have and exercise any and all powers, rights and privileges which a not for profit corporation organized under the laws of the State of Florida may by law now or hereafter have or exercise;
- (h) To purchase insurance for the protection of the Association, its officers, Directors, Members and such other parties as the Association may determine to be in the best interests of the Association;
- (i) To enter into contracts and agreements between third parties and the Association;
- (j) To employ any personnel necessary to perform the obligations, services and/or duties required of or to be performed by the Association and/or to contract with others for the performance of such obligations, services and/or duties and to pay the costs thereof in accordance with whatever contractual arrangement the Board of Directors of the Association shall enter in its sole discretion;
- (k) To operate, maintain and manage the Surface Water Management System, as permitted by the South Florida Water Management District, and/or licensed by Broward County, including all lakes, retention areas, water management areas, ditches, culverts, structures and related appurtenances; and shall assist in the enforcement of the provisions of the Declaration which relate to the Surface Water Management System;
- (l) To enter into a management contract with a third party for the Maintenance of any Common Property, the maintenance, repair and/or resurfacing of the Easement Area, and for the operation of the Association. The Board of Directors will carry out this

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power on behalf of the Association. The management contract may provide a management fee to the management agent and the delegation of certain duties, as may be determined by the Board of Directors of the Association;

- (m) To collect delinquent Assessments by fine, claim of lien, suit or otherwise and to file and defend any suit or other proceeding in pursuit of all legal and/or equitable remedies or defense of all claims relating to the Declaration, the Master Easement Agreement, the By-laws, these Articles and/or Florida law; and
  - (n) To adopt, change, repeal and/or amend the By-laws.
- 5.3 Association Property. All funds and the title to all properties acquired by the Association and their proceeds shall be held for the benefit and use of the Members in accordance with the provisions of the Declaration, these Articles and the By-Laws.
- 5.4 Distribution of Income. The Association shall not pay a dividend to its Members and shall make no distribution of income to its Members, Directors or officers, unless otherwise authorized by the Florida Not For Profit Corporation Act (Chapter 617, Florida Statutes).
- 5.5 Limitation. The powers of the Association shall be subject to and shall be exercised in accordance with the provisions hereof and of the Declaration and the By-Laws, provided that in the event of conflict, the provisions of the Declaration shall control over the By-Laws or these Articles.

#### ARTICLE 6 MEMBERS

- 6.1 Membership. Every Owner of a Parcel which is subject to assessment by the Association under the Declaration or the Master Easement Agreement shall be a Member of the Association. The foregoing is not intended to include persons or entities that hold an interest merely as security for the performance of an obligation. Membership shall be appurtenant to and may not be separated from ownership of any Parcel which is subject to assessment by the Association.
- 6.2 Assignment. The share of a Member in the funds and assets of the Association cannot be assigned, hypothecated or transferred in any manner except as an appurtenance to the Parcel for which that share is held.
- 6.3 Voting. The voting interests for each Parcel are set forth in the Declaration. All votes shall be exercised or cast in the manner provided by the Declaration and By-Laws.

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- 6.4 Meetings. The By-Laws shall provide for an annual meeting of the Voting Members, and may make provision for regular and special meetings of Voting Members other than the annual meeting.

**ARTICLE 7**  
**DISSOLUTION**

- 7.1 The Association may be dissolved with the approval of Voting Members holding two-thirds (2/3) of the votes of each class of Members represented at a meeting in person or by proxy at which a quorum has been attained. Upon dissolution of the Association, other than incident to a merger or consolidation, the assets of the Association shall be dedicated to an appropriate public agency to be used for purposes similar to those for which this Association was created. In the event that such dedication is refused acceptance, such assets shall be granted, conveyed and assigned to any not for profit corporation, association, trust or other organization devoted to such similar purposes.
- 7.2 In the event of termination, dissolution or final liquidation of the Association, responsibility for the Maintenance of the Surface Water Management System must be transferred to and accepted by an entity which would comply with Section 27-199(c)(1)b, Broward County Code of Ordinances, and be approved by the South Florida Water Management District prior to such termination, dissolution or liquidation.

**ARTICLE 8**  
**TERM OF EXISTENCE**

The Association shall have perpetual existence.

**ARTICLE 9**  
**INCORPORATOR**

The name and address of the incorporator of this Corporation is:

<u>NAME</u>	<u>ADDRESS</u>
Marion Mosley	3799 West Hallandale Beach Blvd. Pembroke Park, FL 33023

**ARTICLE 10**  
**OFFICERS**

The affairs of the Association shall be administered by the officers holding the offices designated in the By-Laws. The officers shall be elected by the Board of Directors of the Association at its first meeting following the annual meeting of the Voting Members of the

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Association and shall serve at the pleasure of the Board of Directors. The By-Laws may provide for the removal from office of officers, for filling vacancies and for the duties and qualifications of the officers.

## ARTICLE 11

### DIRECTORS

- 11.1 Number and Qualification. The property, business and affairs of the Association shall be managed by a board consisting of the number of Directors determined in the manner provided by the By-Laws, but which shall consist of not less than three (3) Directors. A Director need not be an Owner or Voting Member.
- 11.2 Duties and Powers. All of the duties and powers of the Association existing under the Declaration, these Articles and the By-Laws shall be exercised exclusively by the Board of Directors, its agents, contractors or employees, subject only to approval by the Voting Members when such approval is specifically required.
- 11.3 Election; Removal. Directors of the Association shall be elected at the annual meeting of the Voting Members in the manner determined by and subject to the qualifications set forth in the By-Laws. Directors may be removed and vacancies on the Board of Directors shall be filled in the manner provided by the By-Laws.
- 11.4 Term of Declarant's Directors. The Declarant shall appoint the members of the first Board of Directors and their replacements who shall hold office for the periods described in the By-Laws.
- 11.5 Standards. A Director shall discharge his duties as a director, including any duties as a member of a Committee: in good faith; with the care an ordinary prudent person in a like position would exercise under similar circumstances; and in a manner reasonably believed to be in the best interests of the Association. Unless a Director has knowledge concerning a matter in question that makes reliance unwarranted, a Director, in discharging his duties, may rely on information, opinions, reports or statements, including financial statements and other data, if prepared or presented by: one or more officers or employees of the Association whom the Director reasonably believes to be reasonable and competent in the matters presented; legal counsel, public accountants or other persons as to matters the Director reasonably believes are within the persons' professional or expert competence; or a Committee if the Director reasonably believes the Committee merits confidence. A Director is not liable for any action taken as a Director, or any failure to take action, if he performed the duties of his office in compliance with the foregoing standards.

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**ARTICLE 12**  
**INDEMNIFICATION**

- 12.1 Indemnitees. The Association shall indemnify any person who was or is a party to any proceeding (other than an action by the Association) by reason of the fact that he is or was a Director, officer, employer or agent (each, an "Indemnatee") of the Association against liability incurred in connection with such proceeding, including any appeal thereof, if he acted in good faith and in a manner he reasonably believed to be in, or not opposed to, the best interests of the Association and, with respect to any criminal action or proceeding, had no reasonable cause to believe his conduct was unlawful. The termination of any proceeding by judgment, order, settlement, or conviction or upon a plea of nolo contendere or its equivalent shall not, of itself, create a presumption that the person did not act in good faith and in a manner which he reasonably believed to be in, or not opposed to, the best interests of the Association.
- 12.2 Indemnification. The Association shall indemnify any person who was or is a party to any proceeding by the Association to procure a judgment in its favor by reason of the fact that he is or was a Director, officer, employee, or agent of the Association against expenses and amounts paid in settlement not exceeding, in the judgment of the Board of Directors, the estimated expense of litigating the proceeding to conclusion, actually and reasonably incurred in connection with the defense or settlement of such proceeding, including any appeal thereof. Such indemnification shall be authorized if such person acted in good faith and in a manner he reasonably believed to be in, or not opposed to, the best interests of the Association, except that no indemnification shall be made under this Section in respect of any claim, issue, or matter as to which such person shall have been adjudged to be liable unless, and only to the extent that, the court in which such proceeding was brought, or any other court of competent jurisdiction shall determine upon application that, despite the adjudication of liability but in view of all circumstances of the case, such person is fairly and reasonably entitled to indemnity for such expenses which such court shall deem proper.
- 12.3 Indemnification for Expenses. To the extent that a Director, officer, employee, or agent of the Association has been successful on the merits or otherwise in defense of any proceeding referred to in Section 12.1 or Section 12.2, or in defense of any claim, issue, or matter therein, he shall be indemnified against expenses actually and reasonably incurred by him in connection therewith.
- 12.4 Determination of Applicability. Any indemnification under Section 12.1 or Section 12.2, unless pursuant to a determination by a court, shall be made by the Association only as authorized in the specific case upon a determination that indemnification of the Director, officer, employee, or agent is proper under the circumstances because he has met the applicable standard of conduct set forth in Section 12.1 or Section 12.2. Such determination shall be made:
- (a) By the Board of Directors by a majority vote of a quorum consisting of Directors who were not parties to such proceeding;
  - (b) If such a quorum is not obtainable, by majority vote of a Committee duly designated by the Board of Directors (in which Directors who are parties may vote on the members of the

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Committee) consisting solely of two or more Directors who are not at the time parties to the proceeding;

(c) By independent legal counsel selected:

1. by the Board of Directors prescribed in paragraph (a) or the Committee prescribed in paragraph (b); or
2. if a quorum of the Directors cannot be obtained for paragraph (a) and the Committee cannot be designated under paragraph (b), then by a majority of the voting interests of the Voting Members of the Association who were not parties to such proceeding.

12.5 Determination Regarding Expenses. Evaluation of the reasonableness of expenses and authorization of indemnification shall be made in the same manner as the determination that indemnification is permissible. However, if the determination of permissibility is made by independent legal counsel, persons specified by Section 12.4(c) shall evaluate the reasonableness of expenses and may authorize indemnification.

12.6 Advancing Expenses. Expenses incurred by an officer or Director in defending a civil or criminal proceeding may be paid by the Association in advance of the final disposition of such proceeding upon receipt of an undertaking by or on behalf of such Director or officer to repay such amount if he is ultimately found not to be entitled to indemnification by the Association pursuant to this section. Expenses incurred by other employees and agents may be paid in advance upon such terms or conditions that the Board of Directors deems appropriate.

12.7 Exclusivity; Exclusions. The indemnification and advancement of expenses provided pursuant to this Article 12 are not exclusive, and the Association may make any other or further indemnification or advancement of expenses of any of its Directors, officers, employees, or agents, under any bylaw, agreement, vote of the Voting Members or disinterested Directors, or otherwise. However, indemnification or advancement of expenses shall not be made to or on behalf of any Director, officer, employee, or agent if a judgment or other final adjudication establishes that his actions, or omissions to act, were material to the cause of action so adjudicated and constitute:

- (a) A violation of the criminal law, unless the Director, officer, employee, or agent had reasonable cause to believe his conduct was lawful or had no reasonable cause to believe his conduct was unlawful;
- (b) A transaction from which the Director, officer, employee, or agent derived an improper personal benefit; or
- (c) Willful misconduct or a conscious disregard for the best interests of the Association in a proceeding by or in the right of the Association to procure a judgment in its favor or in a proceeding by or in the right of the Members of the Association.

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- 12.8 Continuing Effect Indemnification and advancement of expenses as provided in this Article 12 shall continue to a person who has ceased to be a Director, officer, employee, or agent and shall inure to the benefit of the heirs, executors, and administrators of such a person, unless otherwise provided when authorized or ratified.
- 12.9 Application to Court Notwithstanding the failure of the Association to provide indemnification in any specific case, a Director, officer, employee, or agent of the Association who is or was a party to a proceeding may apply for indemnification or advancement of expenses, or both, to the court conducting the proceeding, to the circuit court, or to another court of competent jurisdiction. On receipt of an application, the court, after giving any notice that it considers necessary, may order indemnification and advancement of expenses, including expenses incurred in seeking court ordered indemnification or advancement of expenses, if it determines that:
- (a) The Director, officer, employee, or agent is entitled to mandatory indemnification under Section 12.3, in which case the court shall also order the Association to pay the Director reasonable expenses incurred in obtaining court ordered indemnification or advancement of expenses;
  - (b) The Director, officer, employee, or agent is entitled to indemnification or advancement of expenses, or both, by virtue of the exercise by the Association of its power pursuant to Section 12.7; or
  - (c) The Director, officer, employee, or agent is fairly and reasonably entitled to indemnification or advancement of expenses, or both, in view of all the relevant circumstances, regardless of whether such person met the standard of conduct set forth in Section 12.1, Section 12.2, or Section 12.7.
- 12.10 Definitions For purposes of this Article 12, the term "expenses" shall be deemed to include attorneys' fees, including those for any appeals; the term "liability" shall be deemed to include obligations to pay a judgment, settlement, penalty, fine, and expenses actually and reasonably incurred with respect to a proceeding; the term "proceeding" shall be deemed to include any threatened, pending, or completed action, suit, or other type of proceeding, whether civil, criminal, administrative or investigative, and whether formal or informal; and the term "agent" shall be deemed to include a volunteer; the term "serving at the request of the Association" shall be deemed to include any service as a Director, officer, employee or agent of the Association that imposes duties on such person.
- 12.11 Amendment Anything to the contrary herein notwithstanding, no amendment to the provision of this Article 12 shall be applicable as to any party eligible for indemnification hereunder who has not given his prior written consent to such amendment.

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**ARTICLE 13**  
**BY-LAWS**

The first By-Laws of the Association shall be adopted by the Board of Directors and may be altered, amended or rescinded in the manner provided in the By-Laws and the Declaration.

**ARTICLE 14**  
**AMENDMENTS**

Amendments to these Articles shall be proposed and adopted in the following manner.

- 14.1 **Notice.** Notice of a proposed amendment shall be included in the notice of any meeting at which the proposed amendment is to be considered and shall be otherwise given in the time and manner provided in Chapter 617, Florida Statutes. Such notice shall contain the proposed amendment or a summary of the changes to be affected thereby.
- 14.2 **Limitation.** No amendment shall make any changes in the qualifications for membership or in the voting rights of the Voting Members without the approval a majority of the Board and of at least eighty (80%) of the voting interests of the Voting Members of the Association represented at a meeting in person or by proxy at which a quorum has been attained. No amendment shall be made that is in conflict with the Declaration or the By-Laws, nor shall any amendment make any changes which would in any way affect any of the rights, privileges, powers or options herein provided in favor of or reserved to the Declarant and/or Institutional First Mortgagees, unless the Declarant and/or the Institutional First Mortgagees, as applicable, shall join in the execution of the amendment. All amendments to these Articles other than the foregoing shall require the approval of a majority of the Board and a majority of the voting interests of the Voting Members of the Association represented at a duly called meeting in person or by proxy at which a quorum has been attained.
- 14.3 **Declarant Amendments.** To the extent lawful, the Declarant may amend these Articles consistent with the provisions of the Declaration allowing certain amendments to be effected by the Declarant alone.
- 14.4 **Recording.** A copy of each amendment shall be filed with the Secretary of State pursuant to the provisions of applicable Florida law, and a copy certified by the Secretary of State shall be recorded in the Public Records of Broward County, Florida with a reference to the book and page of the Public Records where the Declaration was recorded which contained, as an exhibit, the initial recording of these Articles.

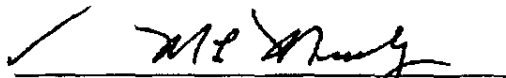
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**ARTICLE 15**  
**INITIAL REGISTERED OFFICE;**  
**ADDRESS AND NAME OF REGISTERED AGENT**

Theregistered office of this Association shall be at 3799 West Hallandale Beach Blvd., Pembroke Park, FL 33023. The registered agent at that address shall be Marion L. Mosley, an individual.

IN WITNESS WHEREOF, the Incorporator has affixed his signature the day and year set forth below.



Name: Marion L. Mosley  
Title: Incorporator

Date: Dec. 16, 2013

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

In pursuance of the Florida Not For Profit Corporation Act, the following is submitted,  
in compliance with said statute:

That Pembroke Industrial Park Owners Association, Inc., desiring to organize under the laws of the State of Florida with its principal office, as indicated in the foregoing Articles of Incorporation, In Broward County, Florida, has named Marion Mosley having an office located at 3799 West Hallandale Beach Blvd., Pembroke Park, FL 33023, as its registered agent to accept service of process and perform such other duties as are *required* in the State.

**ACKNOWLEDGMENT:**

Having been named to accept service of process and serve as registered agent for the above-stated Corporation, at the place designated in this Certificate, the undersigned hereby accepts to act in this capacity, and agrees to comply with the provision of said statute relative in keeping open said office, and further states she is familiar with §617.0501, *Florida Statutes*.

By:   
Marion L. Mosely

DATED this 16<sup>th</sup> day of Dec., 2013

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