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2010 JUN 17 PM 2:36
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

FILED

MARK B. SCHORR, P.A.:

ATTORNEY AT LAW

800 Southeast Third Avenue
Suite 300
Fort Lauderdale, Florida 33316

(954) 761-3774
800-877-4320
FAX (954) 462-0128
mbs@mbschorr.com

June 15, 2010

CERTIFIED MAIL
RETURN RECEIPT REQUESTED

Secretary of State
Division of Corporations
P. O. Box 6327
Tallahassee, Florida 32304

RE: Articles of Incorporation: Bonaventure 32 Easterly Recreation
Area Association, Inc.

Dear Sir or Madam:

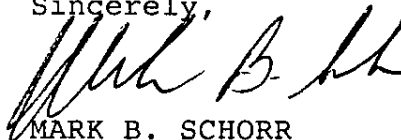
Enclosed please find the original and one copy of the Articles of Incorporation for the above corporation, along with the undersigned's Certificate of Acceptance of Appointment as Resident Agent. Also enclosed please find a check in the amount of \$87.50 representing:

| | |
|---|----------------|
| Filing Fee - Articles of Incorporation | \$35.00 |
| Certificate of Acceptance by Registered Agent | 35.00 |
| Certified Copy of Articles | 8.75 |
| Certificate of Status | 8.75 |
| TOTAL | \$87.50 |

Upon filing of the enclosed Articles of Incorporation, please return a certified copy of same to me. A self-addressed, stamped envelope is enclose for your convenience in complying with this request.

Thank you for your attention to this matter.

Sincerely,



MARK B. SCHORR

MBS/spc
Enclosures

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SECRETARY OF STATE
TALLAHASSEE, FLORIDA

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ARTICLES OF INCORPORATION
OF BONAVENTURE 32 EASTERLY RECREATION AREA
ASSOCIATION, INC.

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CLERK OF STATE
TALLAHASSEE, FLORIDA

1. NAME. The name of the corporation is BONAVENTURE 32 EASTERLY RECREATION AREA ASSOCIATION, INC., herein referred to as "Association".

2. DEFINITIONS. The terms used in these Articles shall have the same definitions and meanings as those set forth in the Amended and Restate Common Use Agreement - Easterly Recreation Area (herein "Agreement", to which these Articles are attached as an Exhibit, unless herein provided to the contrary, or unless the context otherwise requires.

3. PURPOSE. The purposes for which the Association is organized are:

3.1 to manage, operate, and maintain the Easterly Recreation Area for Buildings Six, Five, Four and Three of Country Club at Bonaventure 32 Condominiums, pursuant to the Agreement. The Recreation Area shall be operated on a not-for-profit basis for the mutual use, benefit, enjoyment, and advantage of the individual residents of the Condominiums;

3.2 to make such improvements, additions, and alterations to the Recreation Area as may be necessary or desirable from time to time as authorized by the Agreement and the By-Laws of the Association;

3.3 to purchase and own real or personal property; and

3.4 to conduct and transact all business necessary and proper in the management, operation, and maintenance of the Recreation Area,

all as agents of the Owners of the Condominium Parcels of the Condominiums.

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 not-for-profit corporation under the laws of Florida that are not in conflict with the provisions of these Articles or of the Florida Condominium Act ("Act").

4.2 Enumeration. The Association shall have all the powers and duties set forth in the Act, as amended from time to time, except as limited by the Agreement, as amended from time to time; these Articles, as amended from time to time; and the By-Laws, as amended from time to time, including but not limited to the following:

4.2.1 To make and collect assessments and other charges against the Condominium Association and their members, and to use the proceeds thereof in the exercise of its powers and duties.

4.2.2 To buy, own, operate, lease, sell, and trade both real and personal property as may be necessary or convenient in the administration of the Recreation Area.

4.2.3 To maintain, repair, replace, reconstruct, add to, and operate the Recreation Area, or any other property acquired or leased by the Association for use by Unit Owners.

4.2.4 To purchase insurance upon the Recreation Area and

insurance for the protection of the Association, its Officers, and Directors.

4.2.5 To make and amend reasonable rules and regulations for the maintenance, conservation, and use of the Recreation Area for the health, comfort, safety, and welfare of the Unit Owners; and for the administration of the Association.

4.2.6 To enforce by legal means the provisions of the Act, the Agreement, these Articles, the By-Laws, and the rules and regulations for the use of the Recreation Area.

4.2.7 To contract for the management of the Recreation Area and any facilities used by the Unit Owners and to delegate to the party with whom such contract has been entered into all of the powers and duties of the Association except those that require specific approval of the Board of Directors or the membership of the Association.

4.2.8 To employ personnel to perform the services required for proper operation of the Recreation Area.

4.2.9 To make contracts and incur liabilities, borrow money at rates of interest as the corporation may determine, issue its notes, bonds, and other obligations, and secure any of its obligations by mortgage and pledge of all or any of its property, franchises, or income.

4.3 Association Property. All funds and the titles of 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 Agreement these Articles, and the By-Laws.

4.4 Distribution of Income. The Association shall make no distribution of income to its members, Directors, or Officers.

4.5 Limitation. The powers of the Association shall be subject to and shall be exercised in accordance with the provisions of the Act, the Agreement and the By-Laws.

5. MEMBERS.

5.1 Class A Members. The Class A members of the Association shall consist of the four Condominium Associations.

5.2 Class B Members. The Class B members of the Association shall consist of all of the record Owners of Units in the Condominiums, and after termination of any Condominium or Condominiums shall consist of those who were members at the time of the termination and their successors and assigns.

5.3 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 Unit for which that share is held.

5.4 Voting. On all matters upon which the Class A membership shall be entitled to vote, the vote shall be exercised or cast by the Board of Directors of the respective Condominium Associations. On all matters upon which the Class B membership shall be entitled to vote, there shall be only one vote for each Unit, which vote shall be exercised or cast in the manner provided by the members' respective Declarations of Condominium and By-Laws.

5.5 Meetings. The By-Laws shall provide for an annual meeting

of members and shall provide for regular and special meetings of members other than the annual meeting.

6. TERM OF EXISTENCE. The Association shall have perpetual existence.

7. OFFICERS. The affairs of the Association shall be administered by the Officers 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 members of the Association and shall serve at the pleasure of the Board of Directors. The By-Laws may provide for the removal of Officers, for filling vacancies, and for the duties of the Officers.

8. DIRECTORS.

8.1 Number and Qualification. The property, business, and affairs of the Association shall be managed by a Board consisting of five Directors.

8.1.a. Class A Directors. Each of the four Class A members, through their respective Boards of Directors, shall elect a member to the Board.

8.1.b. Class B Director. All of the Class B members shall elect one member of the Board. The Class B Director shall be a Unit Owner in one of the Condominiums.

8.2 Duties and Powers. All of the duties and powers of the Association existing under the Act, the Agreement, 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 members when such approval is specifically required.

8.3 Election; Removal. Directors of the Association shall be elected at the annual meeting of the members in the manner determined by 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.

8.4 The names and addresses of the Class A members of the Board of Directors, who shall hold office until the election of their successors by their respective Condominium Association Boards of Directors, and until their successors are elected and have qualified, are as follows:

Building Six:

TOM PODESTA
16251 GOLF CLUB RD APT 206
WESTON FL 33326

Building Five:

RAFAEL CASTANEDA
16175 GOLF CLUB RD APT 303
WESTON FL 33326

Building Four:

STANELY RING
16100 GOLF CLUB RD APT 104
WESTON, FL 33326

Building Three:

LEIGH GROSS
16200 GOLF CLUB ROAD
WESTON FL 33326

8.5 The name and address of the Class B member of the Board of Directors, who shall hold office until the Annual Meeting of the members, and until his or her successor has been elected and qualified, is:

LEN SAVITT
16175 GOLF CLUB RD
WESTON FL 33326

9. By-Laws. The By-Laws of this Corporation may be altered, amended, or repealed in the manner provided in the By-Laws.

10. AMENDMENTS. These Articles may be amended in the following manner:

10.1 Proposal of Amendments. An amendment may be proposed by either a majority of the Directors or by 25% of the entire Class B voting interests.

10.2 Proposed Amendment Format. Proposals to amend existing Articles shall contain the full text of the Article to be amended. New words shall be underlined and words to be deleted shall be ~~struck through~~. If the proposed change is so extensive that this procedure would hinder rather than assist understanding, a notation must be inserted immediately preceding the proposed amendment saying, "SUBSTANTIAL REWORDING OF ARTICLE. SEE ARTICLE NUMBER FOR PRESENT TEXT."

10.3 Notice. Copies of proposed amendments shall be included in the notice of any meeting at which a proposed amendment is to be considered or in connection with documentation for action without a meeting.

10.4 Adoption of Amendments. A resolution for the adoption of a proposed amendment may be adopted by a vote of 75% of the total Class A voting interests of the Association present (in person or by proxy) and voting at a duly noticed meeting at which a quorum is present, or by the written agreement of 75% of the entire Class A voting interests. Amendments correcting errors, omissions, or scrivener's errors may be executed by the Officers of the Association, upon Board approval, without need for Association membership vote.

10.5 Effective Date. An amendment when adopted shall become effective after being recorded in the Public Records of Broward Florida according to law and filed with the Secretary of State according to law.

11. REGISTERED OFFICE ADDRESS AND NAME OF REGISTERED AGENT. The initial registered office address of the Association shall be:

c/o Mark B. Schorr, Esq.
800 S.E. Third Avenue, Suite 300
Fort Lauderdale, FL 33316

and the name and address of the initial registered agent of the corporation shall be:

Mark B. Schorr, Esq.
800 S.E. Third Avenue, Suite 300
Fort Lauderdale, FL 33316

12. INCORPORATORS. The names and addresses of the incorporators are:

BUILDING SIX OF COUNTRY CLUB APARTMENTS AT BONAVENTURE 32
CONDOMINIUM ASSOCIATION, INC.
BONNIE SWINFORD, PRESIDENT
16251 GOLF CLUB RD APT 310
WESTON FL 33326;

BUILDING FIVE OF COUNTRY CLUB APARTMENTS AT BONAVENTURE 32
CONDOMINIUM ASSOCIATION, INC.
RAFAEL CASTANEDA, PRESIDENT
16175 GOLF CLUB RD APT 303
WESTON FL 33326;

BUILDING FOUR OF COUNTRY CLUB APARTMENTS AT BONAVENTURE 32
CONDOMINIUM ASSOCIATION, INC.
STANLEY RING, PRESIDENT
16100 GOLF CLUB RD APT 104
WESTON, FL 33326;

BUILDING THREE OF COUNTRY CLUB APARTMENTS AT BONAVENTURE 32
CONDOMINIUM ASSOCIATION, INC.
LEIGH GROSS, PRESIDENT
16200 GOLF CLUB ROAD
WESTON FL 33326.

IN WITNESS WHEREOF, we have affixed our hands and seals on the date listed beneath our signatures.

BUILDING SIX OF COUNTRY CLUB APARTMENTS
AT BONAVENTURE 32 CONDOMINIUM ASSOCIATION, INC.

(CORPORATE SEAL)

By: _____

THOMAS PODESTA, PRESIDENT

Date: _____

9/10/2009

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me this 10
day of Sept., 2009, by BONNIE SWINFORD, President of BUILDING
SIX OF COUNTRY CLUB APARTMENTS AT BONAVENTURE 32 CONDOMINIUM
ASSOCIATION, INC., a Florida corporation not for profit, on behalf
of the corporation.

Notary Public, State of Florida

Personally known: ☒

Produced the following identification: _____

HOWARD A. WALTON

NOTARY PUBLIC

Montgomery County, Maryland

My Commission Expires February 1, 2011

BUILDING FIVE OF COUNTRY CLUB APARTMENTS
AT BONAVENTURE 32 CONDOMINIUM ASSOCIATION, INC.

(CORPORATE SEAL)

By: _____

Date: 4/13/09

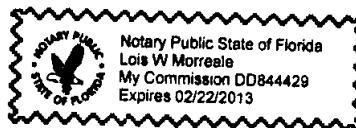
STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me this 13
day of April, 2009 by RAFAEL CASTANEDA, President of BUILDING
FIVE OF COUNTRY CLUB APARTMENTS AT BONAVENTURE 32 CONDOMINIUM
ASSOCIATION, INC., a Florida corporation not for profit, on behalf
of the corporation.

Lois W. Morreale
Notary Public, State of Florida

Personally known: ✓

Produced the following identification: _____



BUILDING FOUR OF COUNTRY CLUB APARTMENTS
AT BONAVENTURE 32 CONDOMINIUM ASSOCIATION, INC.

(CORPORATE SEAL)

By: *Stanley Ring (President)*

Date: *April 30 2009*


STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me this 30
day of April, 2009 by STANLEY RING, President of BUILDING
FOUR OF COUNTRY CLUB APARTMENTS AT BONAVENTURE 32 CONDOMINIUM
ASSOCIATION, INC., a Florida corporation not for profit, on behalf
of the corporation.

Cassandra Lee Pyle
Notary Public, State of Florida

Personally known: X

Produced the following identification: _____

NOTARY PUBLIC-STATE OF FLORIDA
 Cassandra Lee Pyle
Commission # DD471120
Expires: SEP 12, 2009
Member of The Atlantic Bonding Co., Inc.

BUILDING THREE OF COUNTRY CLUB APARTMENTS
AT BONAVENTURE 32 CONDOMINIUM ASSOCIATION, INC.

(CORPORATE SEAL)

By: Leigh Gross

Date: 7/14/10

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me this 14
day of April, 2010 by LEIGH GROSS, President of BUILDING
THREE CONDOMINIUM ASSOCIATION, INC., a Florida corporation not for
profit, on behalf of the corporation.

Mark Barish Schorr
Notary Public, State of Florida

NOTARY PUBLIC-STATE OF FLORIDA
Mark Barish Schorr
Commission #DD721784
Expires: OCT. 03, 2011
BONDED THROUGH ATLANTIC BONDING CO., INC.

Personally known: X

Produced the following identification: _____

CERTIFICATE ACCEPTING APPOINTMENT AS REGISTERED AGENT
UPON WHOM PROCESS MAY BE SERVED

In compliance with Section 48.091, Florida Statutes, the following is submitted:

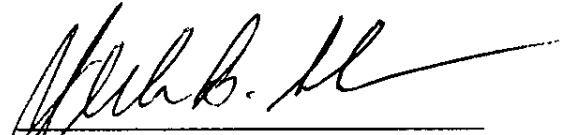
BONAVENTURE 32 EASTERLY RECREATION AREA ASSOCIATION, INC. desiring to organize under the laws of the State of Florida, with its principal office, as indicated in the Articles of Incorporation at 800 S.E. Third Ave., Suite 300, Fort Lauderdale, FL 33316, County of Broward, State of Florida, having named the undersigned, located at:

800 S.E. Third Ave., Suite 300
Fort Lauderdale, FL 33316

as its agent to accept service of process within this state.

ACKNOWLEDGMENT:

Having been named to accept the appointment as registered agent, I agree to act in that capacity, and to comply with the provisions of all statutes relative to the performance of my duties, and am familiar with and accept the obligations of my position as registered agent.


MARK B. SCHORR
Registered Agent

DATED this 15th day of June, 2010.

FILED
2010 JUN 17 PM 2:36
SECRETARY OF STATE
TALLAHASSEE, FLORIDA