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Division of Corporations
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FLORIDA PROFIT/NON PROFIT CORPORATION
Waterside Association Reserve, Inc.

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September 18, 2012

FLORIDA DEPARTMENT OF STATE
Division of Corporations

STEPHEN S. MATHISON, P.A.

SUBJECT: WATERSIDE ASSOCIATION RESERVE, INC.
REF: W12000047997

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.

In Article III you are referencing Chapter 607 and Chapter 617 information. You need to review Florida Statutes 617.1908 and list the correct wording that is listed in it to your document in Article III.

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Ruby Dunlap
Regulatory Specialist II
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FAX Aud. #: H12000228456
Letter Number: 612A00023382

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ARTICLES OF INCORPORATION
OF
WATERSIDE ASSOCIATION RESERVE, INC.

The undersigned competent to contract, for the purpose of forming a corporation under and in accordance with the Florida Not for Profit Corporation Act, Chapter 617, Florida Statutes, hereby subscribe to and adopt the following Articles of Incorporation.

ARTICLE I
NAME

The name of the corporation is WATERSIDE ASSOCIATION RESERVE, INC.

ARTICLE II
PURPOSES

The purposes of this corporation shall be to maintain and support the Waterside Luxury Townhomes Condominium property, including common elements, and to support the Waterside Luxury Townhomes Condominium Association, Inc., in any other lawful manner.

ARTICLE III
POWERS

The corporation shall have all of the common law and statutory powers of a corporation not-for-profit and all powers set forth in the Florida Statutes Chapter 617, which are not in conflict with or limited by the terms of these Articles and the By-laws of the Act.

ARTICLE IV
DURATION

This corporation shall commence existence on the date of the execution and acknowledgment of these Articles, or on filing of these Articles if that shall occur more than five (5) days thereafter, and shall exist perpetually thereafter, unless sooner dissolved according to law.

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ARTICLE V
MEMBERSHIP QUALIFICATIONS

The qualifications for members, their manner of admission and their classification(s), if any, shall be as set forth in the Bylaws of this corporation.

ARTICLE VI
ADDRESS AND REGISTERED AGENT

The principal address of the corporation shall be as established from time to time by resolution of the Board of Directors and the mailing address of the corporation shall be C/o GRS MANAGEMENT, INC., 3900 Woodlake Blvd., Suite 309, Lake Worth, FL 33463. The street address of the registered office of this corporation is 5606 PGA Boulevard, Suite 211, Palm Beach Gardens, Florida 33418. The registered agent at that address is STEPHEN S. MATHISON, P.A.

ARTICLE VII
DIRECTORS

This corporation shall have at least three (3) directors, elected for one year terms at each annual meeting of the members. The number of directors may be increased or diminished from time to time according to the Bylaws, but at no time shall it be decreased to less than three (3).

The names and addresses of the initial directors are:

<u>NAME</u>	<u>ADDRESS</u>	
BARRY HURWITZ	717 MILL VALLEY PLACE WEST PALM BEACH, FL 33409	D/P
NICK ABIDA	717 MILL VALLEY PLACE WEST PALM BEACH, FL 33409	D/S/T
NATASA YALDIZ	717 MILL VALLEY PLACE WEST PALM BEACH, FL 33409	D

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ARTICLE VIII
INCORPORATORS

The name and address of the incorporator is:

WATERSIDE LUXURY TOWNHOMES CONDOMINIUM ASSOCIATION, INC.
717 MILL VALLEY PLACE
WEST PALM BEACH, FL 33409

ARTICLE IX
BYLAWS

In furtherance and not in limitation of the powers conferred by the laws of the State of Florida and the United States of America, the Board of Directors is expressly authorized to frame and adopt any such Bylaws for the corporation as are not inconsistent with these Articles, the laws of the State of Florida or the United States of America. The Board of Directors is expressly authorized, without the assent of the members, to add to, delete from, or otherwise amend the Bylaws of the corporation.

ARTICLE X
INDEMNIFICATION AND LIMITATION OF LIABILITY

The corporation shall indemnify any officer or director, or any former officer or director of the corporation, to the full extent permitted by law. The private property of the members shall not, unless otherwise provided by law, be subject to the payment of the corporate debts to any extent whatsoever.

ARTICLE XI
DISTRIBUTIONS ON DISSOLUTION

On any dissolution or termination of the corporation, except involuntary or administrative dissolution, or on any liquidation of the corporation's assets, none of such assets shall be distributed to any officer or director of this corporation. Should the corporation cease to exist or liquidate, the directors shall adopt a plan of distribution in accordance with the provisions of

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§617.1406(3)(a)(b) and (c) with all assets distributed to either creditors, persons entitled to their return, or WATERSIDE LUXURY TOWNHOMES CONDOMINIUM ASSOCIATION, INC. or any successor organization thereto.

ARTICLE XII
AMENDMENTS

The corporation reserves the right to amend, add to or repeal any and all provisions contained in these Articles of Incorporation in the manner consistent with law and in conformity with provisions set forth in the Bylaws.

IN WITNESS WHEREOF, we the undersigned, being the original incorporators hereinbefore named, for the purpose of forming a corporation not for profit to do business both within and without the State of Florida, make and file these Articles of Incorporation, hereby declaring and certifying that the facts herein stated are true, and hereunto set our hands and seals this 17 day of September, 2012.

**WATERSIDE LUXURY TOWNHOMES
CONDOMINIUM ASSOCIATION, INC.**

By Barry Hurwitz {SEAL}
BARRY HURWITZ, PRESIDENT

STATE OF FLORIDA

ss

COUNTY OF PALM BEACH


I HEREBY CERTIFY that on this day, before me, an officer duly authorized to take acknowledgments in the State and County aforesaid, personally appeared BARRY HURWITZ, ☐ to me well known, or ☒ identified to me by Florida DL, to be the person described in and who executed the foregoing instrument as incorporators and,

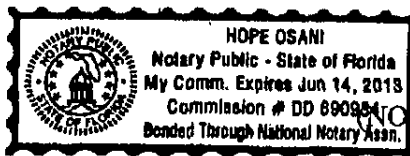
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being first duly sworn, they acknowledged to and before me that they executed the same freely and voluntarily for the purposes therein expressed.

WITNESS my hand and official seal this 11 day of September, 2012.


Notary Public, State of Florida
Notary's Printed Name:
My Commission expires:
My Commission number:




(NOTARY SEAL)

ACKNOWLEDGEMENT OF REGISTERED AGENT

Having been named to accept service of process for the above stated corporation, at the place designated in these Articles, we hereby accept to act in this capacity, agree to comply with the provisions of §48.091, Fla. Stat., relative to keeping open said office, and state that we are familiar with the provisions of §§607.0501, et seq., Fla. Stat., and we accept the obligations thereof.

STEPHEN S. MATHISON, P.A., Registered Agent

By: 
Stephen S. Mathison, President

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