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FLORIDA PROFIT/NON PROFIT CORPORATION

For Sunrise Bay Bottom Association, Inc.

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**ARTICLES OF INCORPORATION  
FOR SUNRISE BAY BOTTOM ASSOCIATION, INC.  
A FLORIDA NOT FOR PROFIT CORPORATION**

The undersigned, acting as incorporator of a Florida corporation not for profit, hereby makes, executes and acknowledges these Articles of Incorporation pursuant to the Florida Not For Profit Corporation Act for the purpose of forming a corporation not for profit under Chapter 617 of the Florida Statutes.

**ARTICLE I  
NAME**

The name of the Corporation is:

**SUNRISE BAY BOTTOM ASSOCIATION, INC.**

**ARTICLE II  
ADDRESS**

The street address of the principal office of the Corporation, and the Corporation's mailing address, is 1296 Seminole Drive, Fort Lauderdale, Florida 33304.

**ARTICLE III  
DURATION AND COMMENCEMENT**

The Corporation will exist perpetually, commencing with the filing of the Articles of Incorporation with the Florida Department of State.

**ARTICLE IV  
PURPOSE**

The Corporation is organized not for pecuniary profit, but exclusively for ensuring that the water body in Fort Lauderdale, Florida encircled by the Atlantic Intracoastal Waterway, Seminole Drive and Yacht Club Boulevard and known as Sunrise Bay is used only for conservation purposes in perpetuity. Conservation purposes shall include riparian owners existing rights of access to Sunrise Bay for private use through docks and shoreline access. In furtherance of the purposes of the Corporation, and within the foregoing restrictions, the Corporation shall have all lawful powers necessary or appropriate to such purposes, including, but not limited to all corporate powers corporations may have under the Florida Not for Profit Corporation Act, as it may be amended or replaced from time to time.

The purposes of the Corporation shall also include activities related or incidental to the furtherance of specifically stated purposes and permitted under the laws of the United States and Florida.

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## ARTICLE V PROHIBITED ACTIVITIES

The Corporation shall not engage in any activities prohibited by Section 617.0835 of the Florida Statutes.

No part of the net earnings of the corporation shall inure to the benefit of, or be distributable to its members, directors, officers, or other private persons, except that 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 this Article.

## ARTICLE VI BOARD OF DIRECTORS

The initial board of directors of the Corporation shall consist of 10 members. The name and addresses of the members of the Corporation's initial board of directors are:

John E. Custer	1296 Seminole Drive Fort Lauderdale, FL 33304
Massimilia DiLeo	1264 Seminole Drive Fort Lauderdale, FL 33304
Timothy Ingham	1224 Seminole Drive Fort Lauderdale, FL 33304
Ivan Puente	1304 Seminole Drive Fort Lauderdale, FL 33304
Michael L. Brochu	1328 Seminole Drive Fort Lauderdale, FL 33304
Luke Leonaitis	1336 Seminole Drive Fort Lauderdale, FL 33304
Brian Fingado	1272 Seminole Drive Fort Lauderdale, FL 33304
John R. Keefe	1296 Seminole Drive Fort Lauderdale, FL 33304

H13000216598

H13000216598

Carlos Shields

2717 Yacht Club Blvd. Unit 5C  
Fort Lauderdale, FL 33304

Roxanne B. Lafond

2701 Yacht Club Blvd., Unit D2  
Fort Lauderdale, FL 33304

The method of election or appointment of directors shall be as stated in the Bylaws.

#### **ARTICLE VII INITIAL REGISTERED OFFICE AND AGENT**

The street address of the registered office of the Corporation is 1296 Seminole Drive, Fort Lauderdale, Florida 33304 and the Corporation's initial registered agent at that address is John E Custer.

#### **ARTICLE VIII INCORPORATOR**

The name and street address of the incorporator is John E Custer, 1296 Seminole Drive, Fort Lauderdale, Florida 33304. The incorporator of the Corporation assigns to the Corporation his rights under Section 617.013, Florida Statutes, to constitute a corporation.

#### **ARTICLE IX AMENDMENTS**

The Corporation reserves the right to amend, alter, change, or repeal any provision of these Articles of Incorporation in the manner prescribed by law.

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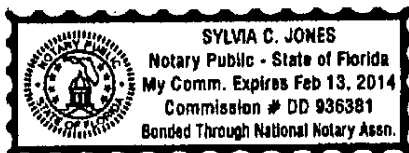
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IN WITNESS WHEREOF, these Articles of Incorporation have been executed this 27th day of September, 2013.

John E. Custer  
John E. Custer  
Incorporator

STATE OF FLORIDA           )  
  ) ss:  
COUNTY OF BROWARD       )

The foregoing instrument was acknowledged and subscribed to before me this 27th day of September, 2013, by John E. Custer, ~~who is personally known to me~~, or who produced FL Driver Lic. as identification.



Sylvia C. Jones  
Notary Public, State of Florida

ACCEPTANCE OF DESIGNATION OF REGISTERED AGENT

Having been named as registered agent and to accept service of process for Sunrise Bay Bottom Association, Inc. at the place designated in Article VII of the Articles of Incorporation, the undersigned hereby accepts the appointment as registered agent and agrees to act in such capacity. The undersigned further agrees to comply with the provisions of all statutes relating to the proper and complete performance of such duties, and is familiar with and accepts the obligations of such position as registered agent as provided for in Chapter 607, F.S.

John E. Custer  
John E Custer

Dated: September 27, 2013

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