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Division of Corporations

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FLORIDA PROFIT/NON PROFIT CORPORATION
BELLA ACRE ESTATES HOMEOWNERS' ASSOCIATION, INC.

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**ARTICLES OF INCORPORATION
OF**

BELLA ACRE ESTATES HOMEOWNERS' ASSOCIATION, INC.
A Florida not-for-profit Corporation

The undersigned subscriber to these Articles of Incorporation hereby forms a not-for-profit corporation under the laws of the State of Florida.

ARTICLE I. NAME

The name of the corporation is **BELLA ACRE ESTATES HOMEOWNERS' ASSOCIATION, INC.**, a Florida not-for-profit corporation, hereinafter referred to as the "Corporation" or "Association."

ARTICLE II. ADDRESS

The principal place of business and the mailing address of this Corporation is 3921 S.W. 47th Avenue, Suite #1013, Fort Lauderdale, Florida 33314.

ARTICLE III. EXISTENCE

The Association shall have perpetual existence unless dissolved in accordance with the terms of these Articles of Incorporation.

ARTICLE IV. PURPOSES

A. The Association does not contemplate pecuniary gain or profit to its members. The specific purposes for which it is formed are to provide for the enforcement of the Declaration of Covenants and Restrictions for RESERVE AT THE RANCHES, a private residential community in Town of Southwest Ranches, Broward County, Florida (the "Declaration") and any amendments thereto which subject additional property to the Declaration, and to provide for the maintenance and preservation of the Common Properties as that term is defined in the Declaration, and to operate and maintain the Surface Water or Stormwater Management System in a manner consistent with South Florida Water Management and South Broward Drainage District. The Association shall levy and collect adequate assessments from members of the Association for the cost of maintenance and operation of the Surface Water or Stormwater Management System which shall include, but not be limited to, the retention areas, drainage structures, and drainage easements.

B. In addition to the powers set forth under Florida Statutes, Chapter 607, the Association shall have the following powers:

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1. to own and convey property;
2. to operate and maintain common property, including the surface water management system, and underground irrigations systems;
3. to establish rules and regulations;
3. to assess members and enforce assessments;
4. to sue and be sued; and
5. to contract for services.

ARTICLE V. MEMBERSHIP

Every person or entity who is a record owner of a fee simple interest in any Lot, as that term is defined in the Declaration, which is subject to assessment by the Association, shall automatically be a member of the Association upon the recordation in the Public Records of Broward County, Florida, of the deed or other instrument establishing the acquisition. The foregoing is not intended to include persons or entities who hold an interest merely as security or collateral for the performance of obligation. Membership shall be appurtenant to and may not be separated from ownership of any Lot.. Such membership shall automatically terminate when such person or entity is no longer the record Owner of a Lot.

ARTICLE VI. REGISTERED OFFICE AND AGENT

The street address of the initial registered office of the corporation shall be 10081 Pines Boulevard, Suite C, Pembroke Pines, Florida 33024. The name of the registered agent of the corporation is: Arnold M. Straus, Jr.

ARTICLE VII. INCORPORATOR

The name and address of the Incorporator to these Articles of Incorporation is:

NAME	ADDRESS
Arnold M. Straus, Jr.	10081 Pines Boulevard, Suite C Pembroke Pines, Florida 33024

ARTICLE VIII. BOARD OF DIRECTORS

The names and addresses of the persons who constitute the Board of Directors, until the selection and qualifications of their successors, are:

Jeffrey N. Spear	3921 S.W. 47th Avenue, Suite #1013 Fort Lauderdale, Florida 33314
Ronald S. Elish	3921 S.W. 47th Avenue, Suite #1013 Fort Lauderdale, Florida 33314
David A. Spear	3921 S.W. 47th Avenue, Suite #1013 Fort Lauderdale, Florida 33314

The Directors of the Corporation shall be elected as provided in the By-Laws.

ARTICLE IX. DISSOLUTION

The Association may not be dissolved without the assent given in writing and signed by not less than three fourths (3/4) of the votes of the members. Upon dissolution of the Association, other than incident to a merger or consolidation, the assets of the Association shall be granted, conveyed and assigned to any corporation not-for-profit, association, trust, public agency or other organization provided that it is to be used for purposes similar to those for which this Association was created, and the Association shall be dissolved in accordance with law. If the Association is dissolved, the surface water management system, property containing the surface water management system and water management portions of common areas shall be conveyed to an agency of local government determined to be acceptable by the South Broward Drainage District and South Florida Water Management District. If the local government declines to accept the conveyance, then the surface water management system, property containing the surface water management system and water management portions of common areas shall be dedicated to a similar non-profit corporation.

ARTICLE X. AMENDMENTS

Amendments to these Articles of Incorporation shall require the approval of a minimum three fourths (3/4) of the entire membership and shall be effective when a copy thereof has been filed with the Secretary of State of Florida and all filing fees have been paid. These Articles may not be amended in any manner which shall amend, modify or affect any terms and conditions, rights or obligations set forth in the Declaration.

Amendments to the Articles of Incorporation shall be made in the following manner:

A. The Board of Directors shall adopt a resolution setting forth the

proposed amendment, and, if members have been admitted to the Association, direct that it be submitted to a vote at a meeting of members, which may be either the annual or a special meeting. If no members have been admitted, the amendment shall be adopted by a vote of the majority of the Board of Directors and the provisions for adoption by members shall not apply.

B. Written notice setting forth the proposed amendment or a summary of the changes to be effected thereby shall be given to each member of record entitled to vote thereon. If the meeting is an annual meeting, the proposed amendment or such summary may be included in the notice of such annual meeting.

C. At such meeting, a vote of the members entitled to vote thereon shall be taken on the proposed amendment. The proposed amendment shall be adopted upon an affirmative vote of three fourths (3/4) of all members entitled to vote thereon.

The Articles of Amendment shall be executed by the corporation by its President and Vice President and by its Secretary or an Assistant Secretary and acknowledged by one of the officers signing such amendment and shall set forth:

For the purposes of forming this corporation under the Laws of the State of Florida, I, the undersigned, constituting the subscriber and incorporator of this Association, have executed these Articles of Incorporation for **BELLA ACRE ESTATES HOMEOWNERS' ASSOCIATION, INC.** on this 16th day of January, 2014.


ARNOLD M. STRAUS, JR., ESQUIRE

STATE OF FLORIDA)

SS:

COUNTY OF BROWARD)

The foregoing instrument was acknowledged before me this 16th day of January, 2014, by Arnold M. Straus, Jr., who is personally known to me.

My Commission Expires:


NOTARY PUBLIC, State of Florida



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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 Chapter 48.091, Florida Statutes, the following is submitted, in compliance with said Act:

That **BELLA ACRE ESTATES HOMEOWNERS' ASSOCIATION, INC.**, desiring to organize or qualify under the laws of the State of Florida with its principal office, as indicated in the Articles of Incorporation at 3921 S.W. 47th Avenue, Suite #1013 Fort Lauderdale, Florida 33314, has named Arnold M. Straus, Jr., Esq., located at 10081 Pines Boulevard, Suite C, Pembroke Pines, Florida 33024, County of Broward, State of Florida, as its registered agent to accept service of process within this State.

ACKNOWLEDGMENT

Having been named to accept service of process for the above stated corporation at place designated in this certificate, I hereby accept to act in this capacity, and I further agree to comply with the provision of said Act relative to keeping open said office.



ARNOLD M. STRAUS, JR.
Registered Agent

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