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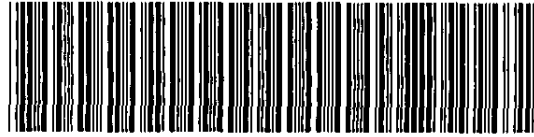
(Business Entity Name)

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SECRETARY OF STATE
TALLAHASSEE, FLORIDA

K 05/02/14

COVER LETTER

Department of State
Division of Corporations
P. O. Box 6327
Tallahassee, FL 32314

SUBJECT: Villa D'Este of Gulf Stream Condominium, Inc.
(PROPOSED CORPORATE NAME - MUST INCLUDE SUFFIX)

Enclosed is an original and one (1) copy of the Articles of Incorporation and a check for :

☐ \$70.00
Filing Fee

☒ \$78.75
Filing Fee &
Certificate of
Status

☐ \$78.75
Filing Fee
& Certified Copy

☐ \$87.50
Filing Fee,
Certified Copy
& Certificate

ADDITIONAL COPY REQUIRED

FROM: ERIC EDWARD JOH, Esq.
Name (Printed or typed)
4600 No Ocean Blvd Suite 206
Address
Baynton Beach FL
City, State & Zip
561 276-1008
Daytime Telephone number

E-mail address: (to be used for future annual report notification)

NOTE: Please provide the original and one copy of the articles.

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14 MAY - 1 AM 8:44

SECRETARY OF STATE
TALLAHASSEE, FLORIDA

ARTICLES OF INCORPORATION
OF
VILLA D'ESTE OF GULF STREAM CONDOMINIUM ASSOCIATION, INC.

I, the undersigned, for the purpose of forming a not-for-profit corporation in accordance with the laws of the State of Florida, acknowledge and file these Articles of Incorporation in the Office of the Secretary of the State of Florida.

I.
NAME AND PRINCIPAL PLACE OF BUSINESS

The name of this corporation shall be VILLA D'ESTE OF GULF STREAM CONDOMINIUM ASSOCIATION, INC.

For convenience, the corporation shall herein be referred to as the "Association".

The principal office of the Association shall be at: 2665 N. Ocean Blvd., Gulf Stream, Fl. 33483, or at such other place, within or without the State of Florida as may be subsequently designated by the Board of Directors. The mailing address is the same as the principal office.

II.
PURPOSE AND POWERS

The principal purpose of this Association is to manage, operate and administer VILLA D'ESTE, a Condominium (referred to herein as the "Condominium"), located at 2665 N. Ocean Blvd., Gulf Stream, Florida and to undertake the performance of, and to carry out the acts and duties incident to the administration of the Condominium in accordance with the terms, provisions, conditions and authorizations contained in these Articles, the Association's By-Laws, the Declaration of Condominium recorded among the Public Records of Palm Beach County, Florida and applicable Florida Statutes.

The Association shall have the following powers:

A. To borrow money and issue evidences of indebtedness in furtherance of any or all of the objects of its business; to secure the same by mortgage, deed of trust, pledge or other lien.

B. To carry out the duties and obligations and receive the benefits given the Association by the Declaration of Condominium.

c. To establish By-Laws and Rules and Regulations for the operation of the Association and to provide for the formal administration of the Association; to enforce the Condominium Act of the State of Florida, the Declaration of Condominium, the By-Laws and the Rules and Regulations of the Association.

d. To contract for the management of the Condominium.

e. To acquire, own, operate, mortgage, lease, sell and trade property, whether real or personal, as may be necessary or convenient in the administration of the Condominium.

f. The Association shall have all of the common law and statutory powers and duties set forth in Chapter 718, Florida Statutes, as amended (the "Condominium Act") and the Declaration of Condominium for the Condominium and all other powers and duties reasonably necessary to operate the Condominium pursuant to its Declaration of Condominium, as same may be amended from time to time.

III

MEMBERS

A. Each unit owner in the Condominium and the Incorporator of these Articles shall automatically be members of the Association. Membership of the Incorporator shall terminate upon the entire Board of Directors of the Association being selected by unit owners.

B. Membership, as to all members other than the Incorporator, shall commence upon the acquisition of record title to a unit as evidenced by the recording of a deed of conveyance amongst the Public Records of Palm Beach County, Florida or, as provided in the Declaration of Condominium, upon transfer of title upon the death of a member and membership shall terminate upon the divestment of title to said unit.

C. On all matters as to which the membership shall be entitled to vote, there shall be only one vote for each unit, which vote shall be exercised in the manner provided by the Declaration of Condominium and the By-Laws.

D. 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 his unit.

IV.

EXISTENCE

The Association shall have perpetual existence.

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V.
INCORPORATOR

The names and addresses of the Incorporator to these Articles of Incorporation is as follows:

<u>NAME</u>	<u>ADDRESS</u>
CAROL JACKSON	2665 N. Ocean Blvd, Gulf Stream, Fl. 33483

VI

DIRECTORS

A. The Condominium and Association affairs shall be managed by a Board of Directors initially composed of three persons, in accordance with Article III of the Association's By-Laws.

B. The number of Directors to be elected, the manner of their election and their respective terms shall be as set forth in Article III of the Association's By-Laws.

The following persons shall constitute the initial Board of Directors and they shall hold office for the term and in accordance with the provisions of Article III of the Association's By-Laws:

<u>NAME</u>	<u>ADDRESS</u>
CAROL JACKSON	2665 N. Ocean Blvd, Gulf Stream, Fl. 33483
MARY F. AUSTIN	2665 N. Ocean Blvd, Gulf Stream, Fl. 33483
THOMAS QUINTRELL	2665 N. Ocean Blvd, Gulf Stream, Fl. 33483
MURIEL LOSEE	2665 N. Ocean Blvd, Gulf Stream, Fl. 33483
CHARLES HUGEL	2665 N. Ocean Blvd, Gulf Stream, Fl. 33483

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VII.
OFFICERS

The affairs of the Association shall be administered by the Officers designated in the By Laws, who shall serve at the pleasure of said Board of Directors. The names and addresses of the Officers who shall serve until the first election of officers pursuant to the provisions of the By-Laws are as follows:

<u>NAME</u>	<u>TITLE</u>	<u>ADDRESS</u>
CAROL JACKSON	PRESIDENT	2665 N. Ocean Blvd., Gulf Stream, Fl. 33483
CHARLES HUGEL	VICE- PRES.	2665 N. Ocean Blvd., Gulf Stream, Fl. 33483
THOMAS QUINTRELL	SEC.	2665 N. Ocean Blvd., Gulf Stream, Fl. 33483
MARY F. AUSTIN	TREAS.	2665 N. Ocean Blvd., Gulf Stream, Fl. 33483
MURIEL LOSEE	VICE-PRES.	2665 N. Ocean Blvd., Gulf Stream, Fl. 33483
MURIEL LOSEE	ASS'T SEC	
MURIEL LOSEE	ASS'T TREAS	

VIII.
BY-LAWS

The By-Laws of the Association shall be adopted by the initial Board of Directors. The By-Laws may be amended in accordance with the provisions thereof, except that no portion of the By-Laws may be altered, amended, or rescinded in such a manner as would prejudice the rights of the mortgagees holding mortgages encumbering units in the Condominium, without their prior written consent.

IX
AMENDMENTS TO ARTICLES

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

A. Notice of the subject matter of any proposed amendment shall be included in the notice of the meeting at which the proposed amendment is to be considered.

B. A resolution for the adoption of a proposed amendment may be proposed either by the Board of Directors, acting upon the vote of a majority of the Board of Directors, or by the members of the Association having a majority of the votes in the

Association. In order for any amendment or amendments to be effective, same must be approved by an affirmative vote of 3/5th of the entire Board of Directors and by an affirmative vote of members having no less than 75% of the total votes in the Association.

C. No amendment shall make any changes in the qualifications for membership nor in the voting rights of members of the Association, without approval in writing by all members and the joinder of all of the record owners of mortgages as provided by law, the bylaws or the Declaration of Condominium. No amendment shall be made that is in conflict with the Condominium Act or the Declaration of Condominium.

D. A copy of each amendment adopted shall be filed within thirty (30) days of adoption with the Secretary of State, pursuant to the provisions of applicable Florida Statutes.

X

INDEMNIFICATION


Every Director and every Officer of the Association shall be indemnified by the Association and by each member of the Association against all expenses and liabilities, including counsel fees reasonably incurred by or imposed upon the Director(s) or Officer(s) in connection with any proceeding or any settlement thereof to which the Director(s) or Officer(s) may be a party, or in which the Director(s) or Officer(s) may become involved by reason of the Director(s) or Officer(s) being or having been a Director(s) or Officer(s) of the Association, whether or not a Director(s) or Officer(s) at the time such expenses are incurred, except in such cases wherein the Director(s) or Officer(s) is adjudged guilty of willful misconduct in the performance of such Director's or Officer's duty, provided that in the event of a settlement, the indemnification set forth herein shall apply only when the Board of Directors, exclusive of any Director(s) seeking indemnification, approves such settlement and reimbursement as being for the best interest of the Association. The foregoing right of indemnification shall be in addition to and not exclusive of all of the rights to which such Director(s) or Officer(s) may be entitled.

XI.

INITIAL REGISTERED OFFICE, AGENT AND ADDRESS

The initial registered office of the Association is at 4600 N. Ocean Blvd., Boynton Beach, Fl. 33435, and the initial registered agent therein is Erik Edward Joh, Esq..

Having been named as registered agent to accept service of process for the above stated corporation at the place designated in this certificate, I am familiar with and accept the appointment as registered agent to act in this capacity.



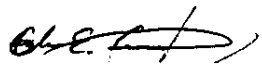
Erik Edward Joh, Esq.

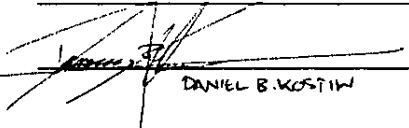
April 29, 2014

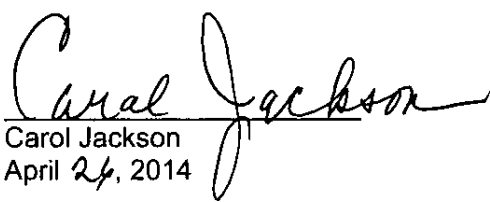
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SECRETARY OF STATE
TALLAHASSEE, FLORIDA

I submit this document and affirm that the facts stated herein are true. I am aware that any false information submitted in a document to the Department of State constitutes a third degree felony as provided for in s.817.155, F.S.

Signed, Sealed and Delivered
In the Presence of:




DANIEL B. KOSTIN



Carol Jackson
April 24, 2014

FILED

14 MAY - 1 AM 8:44.

SECRETARY OF STATE
TALLAHASSEE, FLORIDA