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(Requestor's Name)

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(City/State/Zip/Phone #)

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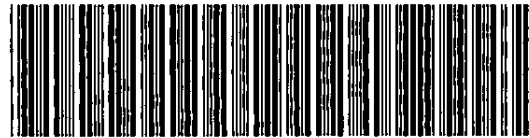
(Business Entity Name)

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14 SEP 11 AM 8:56
SECRETARY OF STATE
TALLAHASSEE FL 32399

674-5262

COVER LETTER

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

SUBJECT: SMRT HOMEOWNERS ASSOCIATION, 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: Joseph R. Casacci, Esquire
Name (Printed or typed)

111 N. Pine Island Rd., Suite 104
Address

Plantation, FL 33324
City, State & Zip

(954) 474 - 7447
Daytime Telephone number

eduardo@camet.us
E-mail address: (to be used for future annual report notification)

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



FLORIDA DEPARTMENT OF STATE
Division of Corporations

August 27, 2014

JOSEPH R. CASACCI
111 N. PINE ISLAND RD STE 104
PLANTATION, FL 33324

SUBJECT: SMRT HOMEOWNERS ASSOCIATION, INC.
Ref. Number: W14000052602

14 SEP 11 PM 12:18

STATE
TALLAHASSEE, FLORIDA

We have received your document for SMRT HOMEOWNERS ASSOCIATION, INC. and your check(s) totaling \$87.50. However, the enclosed document has not been filed and is being returned for the following correction(s):

The corporation must list a complete business street address in the Articles of Incorporation.

Please return your document, along with a copy of this letter, within 60 days or your filing will be considered abandoned.

If you have any questions concerning the filing of your document, please call (850) 245-6052.

Jessica A Fason
Regulatory Specialist II

Letter Number: 114A00018448



September 9, 2014

**VIA FEDERAL EXPRESS
AIRBILL # 7710 8849 0742**

Ms. Jessica A. Fason
Regulatory Specialist II
FLORIDA DEPARTMENT OF STATE
Division of Corporations
Clifton Building
2661 Executive Center Circle
Tallahassee, Florida 32301

Re: SMRT HOMEOWNERS ASSOCIATION, INC.
Reference Number: W14000052602
Letter Number: 114A00018448

Our File Number: 14-4599

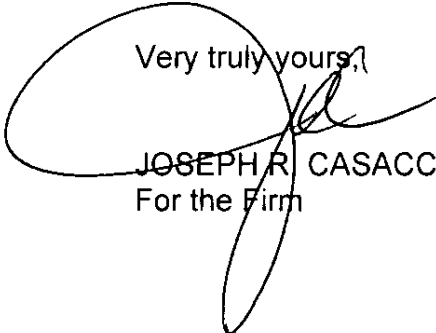
Dear Ms. Fason:

In accordance with your letter dated August 27, 2014 (copy enclosed), please find the Articles of Incorporation of SMRT Homeowners Association, Inc., complete with business street address as reflected in Article I, Name and Principal Office.

As time is of the essence, please expedite the process to accept my client's filing and show on subgiz.org the corporation is active. This is necessary to complete a pending bank transaction.

Should you require any additional information, please contact me immediately.

Very truly yours,


JOSEPH R. CASACCHI
For the Firm

JRC/lbg
encls

ARTICLES OF INCORPORATION
OF
SMRT HOMEOWNERS ASSOCIATION, INC.
a Not-For-Profit Florida corporation

The undersigned subscribers, desiring to form a corporation not for profit under Chapter 617, Florida Statutes, as amended, hereby adopt the following Articles of Incorporation:

ARTICLE I

NAME AND PRINCIPAL OFFICE

The name of this Corporation is "SMRT HOMEOWNERS ASSOCIATION, INC." The Corporation is hereinafter sometimes referred to as the "Association".

The principal place of business and mailing address of this Corporation is 5240 University Drive, Suite 102, Davie, Florida 33328.

ARTICLE II

PURPOSES

The Association does not contemplate pecuniary gain or profit, direct or indirect, to its members. The purpose for which it is formed is as follows:

- A. To operate as a corporation not-for-profit pursuant to Chapter 617, Florida Statutes;
- B. To enforce the Declaration of Covenants, Restrictions and Easements for the residential community known as Paragon Estates (hereinafter called the "Project") and any and all rules and regulations and other agreements applicable thereto;
- C. To promote the health, safety, welfare, comfort, and social and economic benefit of the members.
- D. To supplement municipal services;
- E. Insofar as permitted by law, to do any other thing that, in the opinion of the Board of Directors, will promote the common benefit and enjoyment of the residents of the Property (as defined in the Declaration).

ARTICLE III

POWERS

The powers of the Association shall include and be governed by the following provisions:

A. The Association shall have all of the common-law and statutory powers of a corporation not-for-profit not in conflict with the terms of these Articles.

B. The Association shall have all the powers and duties set forth in these Articles and the Declaration and all of the powers and duties reasonably necessary to operate the Association, including but not limited to the following:

1. To hold title to and own fee simple or other lesser interest in real, personal or mixed property, wherever situated, and to lease, mortgage and convey the same.

2. To make and collect assessments against the members as property owners to defray the costs, expenses and losses of the Association and to defray the costs, expenses and losses of any other business, enterprise, venture or property interest of the Association.

3. To use the proceeds of the assessments in the exercise of these powers and duties.

4. To maintain, repair, replace and operate the property of the Association.

5. To purchase insurance upon the property of the Association, the other property of the Association and insurance for the protection of the Association and its members.

6. To reconstruct improvements after casualty and to further improve the property of the Association or any other property of the Association.

7. To make and amend reasonable regulations respecting the use of the property of the Association.

8. To contract for the management of the Association, the property of the Association or any portion thereof, and to delegate to such contractor all powers and duties of the Association except such as are specifically required by the Declaration to have approval of the Board of Directors or the membership of the Association.

9. To contract with the Developer, its successors and assigns, and any of the partners of the Developer, their officers, directors, partners or shareholders.

10. To acquire fee simple title to, to lease, acquire memberships or acquire other possessory or use interest in land to operate lands and facilities, whether or not contiguous to the lands of the Project intended to provide for the enjoyment, recreation or other use or benefit of the members, or a substantial number of members, of the Association.

11. To employ personnel to perform the services required for proper operation, management, maintenance, or control of the Association, or any other property of the Association.

12. To hire attorneys or other professionals for the purpose of bringing legal action or enforcing rights in the name of and on behalf of the members of the Association where such actions or rights are common to all members, or a substantial number of the members; and to bring such action in the name of and on behalf of the members.

C. All funds and, the title of all properties acquired by the Association and their proceeds, shall be held in trust for the members in accordance with the provisions of the Declaration and by the By-Laws of the Association.

ARTICLE IV

MEMBERSHIP

A. Regular Membership:

1. Every person or entity who is or shall become a record owner of a fee or undivided fee interest in any Lot in the Properties (as defined in the Declaration), which is or shall be subject to the Declaration, shall be a member of this Association from the date such member acquires record title to a Lot, provided that any such person or entity which holds such interest merely as a security for the performance of an obligation shall not be a member.

2. A change of membership in the Association shall be established by recording in the public records of Broward County, Florida, a deed or other instrument establishing a record title to a Lot and the delivery to the Association of a certified copy of such instrument. The owner designated by such instrument thus becomes a member of the Association and the membership of the prior owner is terminated.

3. The interest of any Member in the Common Properties or in the funds and assets of the Association cannot be conveyed, assigned, mortgaged, hypothecated or transferred in any manner, except as authorized by the Declaration, these Articles, or the Bylaws of the Association.

4. The owner of each Lot shall be entitled to at least one (1) vote as a member of the Association. The exact number of votes to be cast and the manner of exercising voting rights shall be determined by the By-Laws of the Association.

B. Additional Membership Categories: The Bylaws may provide for additional membership categories, which categories shall not have any voting privileges. The term "Member" or "Membership" as used in the Declaration, the Bylaws or these Articles shall not apply to any such additional membership categories. The Bylaws shall provide for the rights and obligations of any additional membership categories.

ARTICLE V

BOARD OF DIRECTORS

A. The affairs of the Association shall be managed by a Board of Directors consisting of not less than three (3) nor more than five (5) persons, who need not be members of the Association.

B. Until property owners other than the Developer are entitled to elect a majority of the members of the Board of Directors, the members of the Board of Directors shall be designated by the Developer and may be changed from time to time as the Developer, in its sole discretion, may determine. This right includes the right to fill vacancies in the Board.

C. Until property owners other than the Developer are entitled to elect at least a majority of the Board of Directors, the Board of Directors shall consist of three (3) members. The first election of Directors shall not be held until required by the Declaration and/or By-Laws thereof, or until the Developer elects to terminate its control of the Association.

D. Beginning with the election at which property owners other than the Developer are entitled to elect at least a majority of the Board of Directors, the affairs of the Association will be managed by a Board consisting of three (3) directors. After Lot owners other than the Developer are entitled to elect a majority of the members of the Board of Directors, 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.

ARTICLE VI

THE SUBSCRIBERS

The names and post office addresses of each subscriber of these Articles of Incorporation are as follows:

Eduardo Camet

5240 University Drive
Suite 102
Davie, Florida 33328

ARTICLE VII

OFFICERS

The Officers shall be a President, a Vice President, a Secretary and a Treasurer. The President and the Secretary shall be members of the Board of Directors. The officers shall be chosen by a majority vote of the directors. All officers shall hold office **during the pleasure** of the Board of Directors. The offices of Secretary and Treasurer may be held by the same individual.

The affairs of the Association shall be administered by the officers designated in the Bylaws. The officers shall be elected by the Board of Directors 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 names and addresses of the officers who shall serve until their successors are designated by the Board of Directors are as follows:

OFFICE	NAME	ADDRESS
President	<u>Eduardo Camet</u>	<u>5240 University Drive</u> <u>Suite 102</u> <u>Davie, Florida 33328</u>
Secretary/ Treasurer	<u>Lisa Klika</u>	<u>5240 University Drive</u> <u>Suite 102</u> <u>Davie, Florida 33328</u>

ARTICLE VIII

INDEMNIFICATION

A. Every director and every officer of the Association shall be indemnified by the Association against all expenses and liabilities, including attorney's fees, reasonably incurred by or imposed upon him in connection with any proceeding or any settlement of any proceeding to which he may be a party or in which he may become involved by reason of his being or having been a director or officer of the Association, whether or not he is a director or officer at the time such expenses are incurred, except when the director or officer is adjudged guilty of willful misfeasance in the performance of his duties. The foregoing right of indemnification shall be in addition to and not exclusive of all of the rights to which such directors or officer may be entitled. The directors shall be authorized to purchase directors and officer's liability insurance providing coverage to the officers and directors of the Association at the expense of the Association.

ARTICLE IX

BYLAWS

The first By-Laws of the Association shall be adopted by the Board of Directors and may be altered, amended or rescinded in the manner provided in the By-Laws.

ARTICLE X

AMENDMENT TO THE ARTICLES OF INCORPORATION

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

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

B. A resolution for the adoption of a proposed amendment may be proposed either by the Board of Directors or by the members of the Association. Directors, and members not

present in person or by proxy at the meeting considering the amendment may express their approval in writing provided such approval is delivered to the secretary or assistant secretary, at or prior to the meeting.

C. Except as elsewhere provided, these Articles may be amended by the Members by two-thirds (2/3) of the votes of all the members present in person or by proxy at a duly called meeting of the Membership. However, as long as the Developer owns a Lot in the Properties, no such amendment may be made without the consent of the Developer. No such Amendment shall materially affect or interfere with the rights of Owners or lienors.

ARTICLE XI VOTING RIGHTS/"TURNOVER" OF ASSOCIATION

A. Voting Rights:

Classes of Voting Membership. The Association shall have two classes of Members, each with voting rights as follows:

1. Class "A": Class "A" Members shall be all Members including Declarant. Class A members shall be entitled to one vote in accordance with the Bylaws, for each Lot they own. The vote of a Lot shall not be divisible.

2. Class "B": The Class B Member shall be Declarant, The Class B Member shall be entitled to one vote, plus two votes for each vote which the sum of all Class A Members are entitled to cast at any time, thus giving the Class B member a two-thirds majority of votes in the Association. The Class B Membership shall cease upon the first to occur of the following:

- a. The date of which is ten years from the date upon which the Declaration is recorded in the Public Records of the County; or
- b. Three months after 90% of the Lots of all phases of the Project that will ultimately be operated by the Association have been conveyed to Members; or
- c. Termination of the Class B Membership by resignation of all Declarant appointed directors and delivery to the Secretary of the Association of a certificate in recordable form signed by Declarant and stating that Declarant elects to terminate the Class B Membership.

Termination of Class B Membership. Upon termination of the Class B Membership, Declarant shall retain any voting rights it may have as a Class A Member.

B. Turnover:

Within ninety (90) days after the Developer no longer has the right to elect or appoint a majority of the Board of Directors, the Association shall conduct a special meeting of the membership (the "Turnover Meeting") for the purpose of electing officers and directors. However, as long as the Developer is the Owner of one Lot governed by the Association, the Developer shall be entitled to appoint one Member of the Board of Directors.

ARTICLE XII
ADDITIONS TO PROPERTIES

Additions to the Properties may be made only in accordance with the provisions of the Declaration or any other recorded covenants and restrictions applicable to the Properties. Such additions, when properly made under the Declaration or other applicable covenants and restrictions, shall extend the jurisdiction, functions, duties and membership of this Association to such properties.

ARTICLE XIII
MERGER AND CONSOLIDATIONS

Subject to the provisions of the Declaration or any other recorded covenants and restrictions applicable to the Properties, and to the extent permitted by law, the Association may participate in mergers and consolidations with other non-profit corporations organized for the same purposes, provided that any such merger or consolidation shall have the assent of two-thirds (2/3) of the votes of each class of Members who are voting in person or by proxy at a meeting duly called for this purpose.

ARTICLE XIV
DEDICATION OF PROPERTIES OR TRANSFER
OF FUNCTION TO PUBLIC AGENCY OR UTILITY

The Association shall have power to dispose of its real properties only as authorized under the Declaration.

ARTICLE XV
DISPOSITION OF ASSETS UPON DISSOLUTION

Upon dissolution of the Association, which shall require the consent of two-thirds (2/3) of the members of each class of membership, the assets, both real and personal, of the Association shall be dedicated to an appropriate public agency or utility to be devoted to purposes as nearly as practicable the same as those to which they were required to be devoted by the Association. In the event that such dedication is refused acceptance, such assets shall be granted, conveyed and assigned to any non-profit corporation, association, trust, or other organization to be devoted to purposes as nearly as practicable the same as those to which they were required to be devoted by the Association. No such disposition of the Association's properties shall be effective to divest or diminish any right or title vested in any Member under the recorded covenants and deeds applicable to the Properties unless made in accordance with the provisions of such covenants and deeds.

ARTICLE XVI

TERM

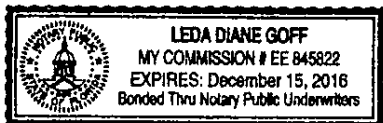
- A. The term of the Association shall be perpetual.

IN WITNESS WHEREOF, the said subscriber has hereunto set his hand this 19th day of August, 2014.

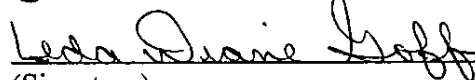


Eduardo Camet

The foregoing instrument was acknowledged before me this 19th day of August, 2014, by Eduardo Camet, and _____ he is personally known to me, or has produced his Florida driver's license # C 530-201-54-142-0, or his _____ as identification.



(AFFIX NOTARIAL SEAL)



(Signature)

LEDA D. GOFF

Printed Name)

NOTARY PUBLIC, STATE OF FLORIDA _____

12-15-2016

(Commission Expiration Date)

(Serial Number, If Any)

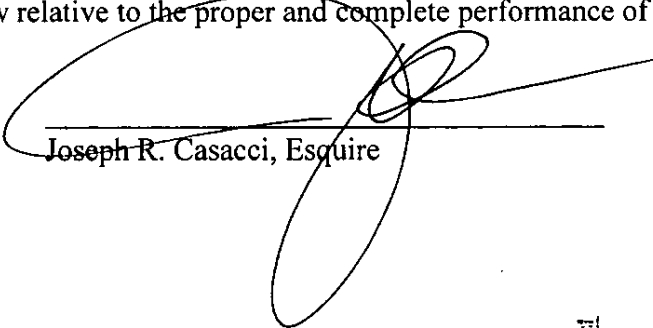
CERTIFICATE DESIGNATING PLACE OF BUSINESS OR
DOMICILE FOR THE SERVICE OF PROCESS WITHIN THIS STATE,
NAMING AGENT UPON WHOM PROCESS MAY BE SERVED

In compliance with the laws of the State of Florida, the following is submitted:

That Eduardo Camet, desiring to organize under the laws of the State of Florida with its principal place of business in the City of Davie, State of Florida, has named Joseph R. Casacci, P.A., located at 111 N. Pine Island Road, Suite 104, Plantation, FL 33324, as its agent to accept service of process within Florida.

By: 
Eduardo Camet

Having been named to accept service of process for the above Corporation at the place designated in this Certificate, I hereby agree to act in this capacity, and I further agree to comply with the provisions of Florida law relative to the proper and complete performance of my duties.


Joseph R. Casacci, Esquire

14 SEP 11 AM 8:57
SECRETARY OF STATE
TALLAHASSEE, FLORIDA