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Florida Department of State  
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**FLORIDA PROFIT/NON PROFIT CORPORATION  
SKY230 HOMEOWNERS' ASSOCIATION, INC.**

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March 24, 2015

FLORIDA DEPARTMENT OF STATE  
Division of Corporations

MOMBACH, BOYLE & HARDIN, P.A.

SUBJECT: SKY230 HOMEOWNERS' ASSOCIATION, INC.  
REF: W15000020288

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.

The registered agent must sign accepting the designation.

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

Thomas Chang  
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ARTICLES OF INCORPORATION  
OF  
SKY230 HOMEOWNERS' ASSOCIATION, INC.  
(A Florida not for profit Corporation)

The undersigned Incorporators, being natural persons competent to contract for the purpose of forming a corporation not for profit under Chapter 617 of the Florida Statutes, adopt the following Articles of Incorporation.

**ARTICLE 1**

**Name of Corporation**

1. The name of the corporation is Sky230 Homeowners' Association, Inc. (the "Association"). The principal office address and mailing address of the Association shall be 1800 West Broward Boulevard, Fort Lauderdale, Florida 33308.

**ARTICLE 2**

**Definitions**

2. The capitalized terms used herein shall have the meanings, if any, given to them in the Amended and Restated Declaration of Covenants, Restrictions and Easements for the Association, recorded (or to be recorded) in the Public Records of Broward County, Florida, as hereafter amended and/or supplemented from time to time (the "Declaration"); provided, however, that the term "Member" shall mean a member of the Association as provided herein.

**ARTICLE 3**

**Purpose**

3. The objects and purposes of the Association are those objects and purposes as set forth in the Declaration. The further objects and purposes of the Association are to preserve the values and amenities of all Dwellings which are now or hereafter developed within the properties which are subjected to the Declaration (hereinafter referred to as the "Properties") and to maintain the Common Areas for the benefit of the Members of the Association and the Owners of the Dwellings within the community.

In furtherance of such purposes, the Association will have the power to:

A. Perform all of the duties and obligations of the Association as set forth in the Declaration applicable to the Properties and to be recorded in the public records of Broward County, Florida;

B. Affix, levy, and collect all charges and assessments pursuant to the terms of the Declaration, and enforce payment thereof by any lawful means; and pay all expenses in connection therewith, and all office and other expenses incident to the conduct of the business of the Association, including all licenses, taxes, or governmental charges levied or imposed on the property of the Association;

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C. Acquire (by gift, purchase, or otherwise), own, hold, improve, build on, operate, maintain, convey, sell, lease, transfer, dedicate to public use, or otherwise dispose of real and personal property in connection with the affairs of the Association;

D. Borrow money and, subject to the consent by vote or written instrument as provided in the Declaration, mortgage, pledge, convey by deed of trust, or hypothecate any or all of its real or personal property as security for money borrowed or debts incurred;

E. Dedicate, sell, or transfer all or any part of the common areas to any municipality, public agency, authority, or utility for such purposes and subject to such conditions as may be agreed on by the Members in the manner set forth in the Bylaws and the Declaration.

F. Have and exercise all powers, rights and privileges that a corporation organized under Chapter 617 of the Florida Statutes by law may now or hereafter have or exercise.

The Association is organized and will be operated exclusively for the above purposes. The activities of the Association will be financed by assessments on Members as provided in the Declaration, and no part of any net earnings will inure to the benefit of any Member.

#### **ARTICLE 4**

##### **Members**

4.1 **Membership.** The Members of the Association shall be as follows:

A **Owners.** Each Owner of a Dwelling shall be a Class A Member of the Association and shall be a Voting Member.

B **Declarant.** The Declarant shall be the sole Class B Member of the Association, until termination of the Class B Membership as provided in the Declaration and shall be a Voting Member.

4.2 **Voting.** The Member's right to vote shall be as set forth in the Declaration and the Bylaws.

4.3 **Meetings.** The Bylaws shall provide for an annual meeting of Members and may make provision for regular and special meetings of Members other than the annual meeting.

#### **ARTICLE 5**

##### **Dissolution**

5. On dissolution, the assets of the Association will be distributed to an appropriate public agency to be used for purposes similar to those for which the Association was created. In the event such distribution is refused acceptance, such assets will be granted, conveyed, and assigned to any nonprofit corporation, Association, trust, or other organization organized and operated for such similar purposes.

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**ARTICLE 6**  
**Incorporators**

6. The name and street address of each incorporator is:

<b>Names of Incorporators</b>	<b>Addresses of Incorporators</b>
Terence Paterson	1800 West Broward Boulevard Fort Lauderdale, FL 33308
Kai Stadler	1800 West Broward Boulevard Fort Lauderdale, FL 33308
Goran Dragoslavic	1800 West Broward Boulevard Fort Lauderdale, FL 33308

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**ARTICLE 7**  
**Directors**

7.1 Number and Qualification. The property, business and affairs of the Association shall be conducted and managed by a board (the "Board of Directors") consisting of the number of directors determined in the manner provided by the Bylaws.

7.2 Duties and Powers. All of the duties and powers of the Association existing under the Declaration, these Articles and the Bylaws shall be exercised exclusively by the Board of Directors, its agents, contractors or employees, subject only to approval by Owners when such approval is specifically required, and except as provided in the Declaration.

7.3 Election; Removal. Directors of the Association shall be elected in the manner determined by and subject to the qualifications set forth in the Bylaws. Directors may be removed and vacancies on the Board of Directors shall be filled in the manner provided in the Bylaws. Notwithstanding the foregoing, until the Class B Termination, the Declarant shall have the exclusive right to elect and remove all of the Directors to the Board of Directors.

**ARTICLE 8**  
**Officers**

8. Subject to the direction of the Board of Directors the affairs of the Association shall be administered by the officers holding the offices designated in the Bylaws. The officers of the Association 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 Bylaws may provide for the removal from office of officers, for filling vacancies and for the duties of the officers.

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## ARTICLE 9

### Bylaws

9. The first Bylaws of the Association shall be made and adopted by the initial Board of Directors and thereafter maybe altered, amended, modified or rescinded in the manner provided in the Bylaws and as permitted by law.

## ARTICLE 10

### Amendments

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

10.1 The Board of Directors shall adopt a resolution setting forth the proposed amendment, and, if Members have been admitted, directing that it be submitted to a vote at a meeting of the 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 a majority of Directors and the provisions for adoption by Members shall not apply.

10.2 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 within the time and in the manner provided in the Bylaws for the giving of notice of meetings of Members. If the meeting is an annual meeting, the proposed amendment or such summary may be included in the notice of such annual meeting.

10.3 At such meeting, a vote of Members entitled to vote thereon shall be taken on the proposed amendment. The proposed amendment shall be adopted upon receiving the affirmative vote of seventy-five percent (75%) of all Members of the Association entitled to vote thereon.

10.4 Any number of amendments may be submitted to the Members and voted upon at one meeting.

10.5 Notwithstanding the foregoing, until the Class B Termination (as defined in the Declaration), the Declarant may amend these Articles, in Declarant's sole and absolute discretion.

10.6 No amendment shall make any changes in the qualifications for Membership nor in the voting rights of Members without approval by all of the Members and the joinder of all Institutional Mortgagees holding Institutional Mortgages upon the Lot(s). No amendment shall be made that is in conflict with the Declaration or the Bylaws. Prior to the closing of the sale of all Lots within the Property, no amendment shall make any changes which would in any way affect any of the rights, privileges, powers or options herein provided in favor of, or reserved to, the Declarant, unless the Declarant shall join in the execution of the amendment.

10.7 No amendment to these Articles shall be made which discriminates against any Owner(s), or affects less than all of the Owners within the Property, without the written approval of all of the Owners so discriminated against or affected.

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10.8 Upon the approval of an amendment to these Articles, the articles of amendment shall be executed and delivered to the Department of State as provided by law, and a copy certified by the Department of State shall be recorded in the public records of the County.

**ARTICLE 11**  
**ADDITIONAL PROVISIONS**

11.1 No Officer, Director or Member shall be personally liable for any debt or other obligation of the Association, except as provided in the Declaration.

11.2 The Association shall not be operated for profit. This corporation is organized under a non-stock basis, no dividend shall be paid, and no part of the income of the Association shall be distributed to its Members, Directors or Officers. The Association may pay compensation in a reasonable amount to its Members, Directors or Officers for services rendered, and may confer benefits upon its Members as permitted by law. No such payment, benefit or distribution shall be deemed to be a dividend or distribution of income.

11.3 Any assessments of fees collected by the Association, or by any managing entity acting on behalf of the Association, are held, for the benefit of Members of the Association and shall not be considered income of the Association.

11.4 Where the context of these Articles permits, the use of plural shall include the singular and the singular shall include the plural, and the use of any gender shall be deemed to include all genders.

11.5 Should any paragraph, sentence, phrase or portion thereof, of any provision of these Articles or of the Bylaws or rules and regulations promulgated thereunder be held invalid or held inapplicable to certain circumstances, it shall not affect the validity of the remaining parts thereof or of the remaining instruments or the application of such provisions to different circumstances.

**ARTICLE 12**  
**REGISTERED AGENT**

12. The name and address of the initial registered agent for service of process upon the Association is:

Conrad J. Boyle, Esq.  
Mombach, Boyle, Hardin & Simmons, P.A.  
500 East Broward Boulevard, Suite 1950  
Fort Lauderdale, Florida 33394

(SIGNATURES TO FOLLOW ON THE NEXT PAGE)

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TALLAHASSEE FLORIDA

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IN WITNESS WHEREOF, the undersigned has made, subscribed and acknowledged these Articles of Incorporation on this 20 day of MARCH, 2015.

**SKY230 HOMEOWNERS' ASSOCIATION, INC.,**  
a Florida not for profit corporation

By: \_\_\_\_\_

Goran Dragoslavic, Incorporator

By: \_\_\_\_\_

Kai Stadler, Incorporator

By: \_\_\_\_\_

Terence Paterson, Incorporator

STATE OF FLORIDA

COUNTY OF BROWARD

The foregoing instrument was acknowledged before me this 20 day of March, 2015 by Goran Dragoslavic, who (☒) is personally known to me or (☐) produced a driver's license as identification.



Cecilia Dunlavy  
NOTARY PUBLIC-State of Florida  
Print/Type/Stamp Name:  
Commission Expiration Date:  
Notary Seal

SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

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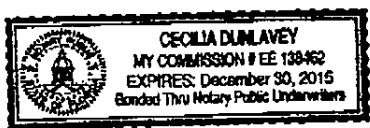


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STATE OF FLORIDA

COUNTY OF BROWARD

The foregoing instrument was acknowledged before me this 20 day of March, 2015 by Kai Stadler, who (☒) is personally known to me or (☐) produced a driver's license as identification.

Cecilia Dunlavy

NOTARY PUBLIC - State of Florida

Print/Type/Stamp Name:

Commission Expiration Date:

Notary Seal

STATE OF FLORIDA

COUNTY OF BROWARD

The foregoing instrument was acknowledged before me this 20 day of March, 2015 by Terence Paterson, who (☒) is personally known to me or (☐) produced a driver's license as identification.

Cecilia Dunlavy

NOTARY PUBLIC - State of Florida

Print/Type/Stamp Name:

Commission Expiration Date:

Notary Seal

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Having been named as registered agent and to accept service of process for the above Not for Profit Corporation at the place designated in these Articles of Incorporation, I hereby accept the appointment as registered agent and agree to act in this capacity. I further agree to comply with the provisions of all statutes relating to the proper and complete performance of my duties, and I am familiar with and accept the obligations of my position as registered agent as provided for in Chapter 617, F.S.

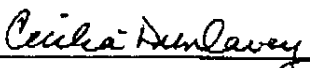
DATED this 20th day of March, 2015.

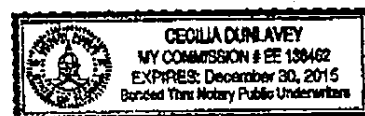
  
 \_\_\_\_\_  
 CONRAD J. BOYLE

STATE OF FLORIDA  
 COUNTY OF BROWARD

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 TALLAHASSEE, FLORIDA

The foregoing instrument was acknowledged before me this 20th day of March, 2015, by CONRAD J. BOYLE, who ☒ is personally known to me or who ☐ has produced a Florida driver's license as identification.

  
 \_\_\_\_\_  
 Notary Public - State of Florida  
 My Commission Expires:  
 Commission Number:



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