

Division of Corporations

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**FLORIDA PROFIT/NON PROFIT CORPORATION
BAYVIEW VILLAGE TOWNHOMES I HOMEOWNERS'
ASSOCIATION, Inc**

Certificate of Status	0
Certified Copy	1
Page Count	05
Estimated Charge	\$78.75

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MAY 20 2015

T. SCOTT

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ARTICLES OF INCORPORATION
OF
BAYVIEW VILLAGE TOWNHOMES I HOMEOWNERS' ASSOCIATION, INC.
A FLORIDA CORPORATION NOT FOR PROFIT

ARTICLE I.
NAME AND ADDRESS

The name of this Corporation is BAYVIEW VILLAGE TOWNHOMES I HOMEOWNERS' ASSOCIATION, INC. For convenience, the Corporation shall be referred to in this instrument as the "Association," these Articles of Incorporation as the "Articles," and the Bylaws of the Association as the "Bylaws."

The street address of the initial principal office and mailing address of the Association is 17376 Vistancia Circle, Boca Raton, Florida 33496.

ARTICLE II.
TERM OF EXISTENCE

The Association shall have perpetual existence.

ARTICLE III.
PURPOSE

This Association is organized for the purpose of providing an entity under the Florida Homeowners' Association ("the Act") for the operation of a residential community located in Broward County, Florida, and known as Bayview Village Townhomes I ("the Community") to be governed by the Declaration of Covenants and Restrictions for BAYVIEW VILLAGE TOWNHOMES I ("the Declaration").

ARTICLE IV.
MEMBERS

The members of the Association shall consist of the Lot Owners, and their qualifications and the manner of their admission shall be as regulated by the Bylaws.

ARTICLE V.
INITIAL REGISTERED OFFICE
AND REGISTERED AGENT

The street address of the initial registered office of this Association is 17376 Vistancia Circle, Boca Raton, Florida 33496, and the name of the initial registered agent of this Association at that address is Jose Padua.

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ARTICLE VI.
BOARD OF DIRECTORS

The number of persons constituting the first Board of Directors shall be two and their names and addresses are as follows:

<u>NAME</u>	<u>ADDRESS</u>
Ignacio Diaz	17376 Vistancia Cir. Boca Raton, Fl 33496
Jose J. Padua	17376 Vistancia Cir. Boca Raton, Fl 33496
Daniela Padua	17376 Vistancia Cir. Boca Raton, Fl 33496

The name and address of the Incorporator of these Articles is as follows:

<u>NAME</u>	<u>ADDRESS</u>
Ignacio Diaz	17376 Vistancia Cir. Boca Raton, Fl 33496

The method of election of Directors is provided in the Bylaws.

ARTICLE VII.
POWERS

The Association shall have the powers enumerated in Florida Statutes Chapters 617, 607 and 720, as they may be amended from time to time.

ARTICLE VIII.
VOTING

Subject to the restrictions and limitations hereinafter set forth, each Member shall be entitled to one (1) vote for each Lot in which such Member holds the interest required for membership. The manner of voting is more fully described in and regulated by the By-Laws of the Association.

ARTICLE IX
OFFICERS

The Association shall have a President, a Vice-President, a Secretary and a Treasurer, and such other officers and assistant officers and agents as the Board of Directors may from time to time deem desirable or consistent with the By-Laws of the Association.

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ARTICLE X.
BY-LAWS

In the event of a conflict between the provisions of these Articles and the provisions of the By-Laws, the provisions of these Articles shall control.

ARTICLE XI.
AMENDMENT TO ARTICLES OF INCORPORATION

An amendment may be proposed either by a majority of the Board of Directors or by not less than one third of the voting interests of the Association. The amendment shall be adopted if it is approved by not less than two thirds of the voting interests of the entire membership by written agreement or at a duly noticed meeting. Notwithstanding anything to the contrary herein, no amendment may revoke, remove, modify or abridge any right or privilege of Developer without the prior written consent of the Developer.

A copy of each amendment so adopted shall be filed within ten (10) days of adoption with the Secretary of State, pursuant to the provisions of applicable Florida Statutes and the same shall be recorded among the Public Records of Broward County, Florida.

ARTICLE XII.
INDEMNIFICATION OF OFFICERS AND DIRECTORS

The Association shall indemnify Directors and Officers of the Association in the manner set forth in the By-Laws of the Association.

ARTICLE XIII.
TRANSACTIONS IN WHICH DIRECTORS OR OFFICERS ARE INTERESTED

No contract or transaction between the Association and one or more of its Directors or Officers, or between the Association and any other corporation, partnership, association, or other organization in which one or more of its Directors or Officers are Directors or Officers, or have a financial interest, shall be invalid, void or voidable solely for this reason, or solely because the Director or Officer is present at or participates in the meeting of the Board or committee thereof which authorized the contract or transaction. No Director or Officer of the Association shall incur liability by reason of the fact that such person is or may be interested in any such contract or transaction.

Interested Directors shall be counted in determining the presence of a quorum at a meeting of the Board of Directors or of a committee which authorized the contract or transaction,

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and an interested Director shall be entitled to vote on any contract or transaction in which he or she has an interest as defined herein.

The Association may enter into contracts and transactions with Declarant and Declarant's affiliates.

IN WITNESS WHEREOF the undersigned Incorporator, has executed these Articles of Incorporation on 19th day of May, 2015.



Ignacio Diaz, Subscriber and Incorporator
Incorporator's Address: 17376 Vistancia Circle, Boca Raton, FL 33496

STATE OF FLORIDA

COUNTY OF PALM BEACH

The foregoing instrument was sworn to, subscribed and acknowledged before me this 19th day of May, 2015, by Ignacio Diaz, , who

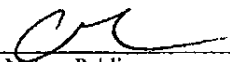
(please check one)

☒ is (are) personally known to me OR
☐ has (have) produced _____ as identification and he/she/they

(please check one)

☒ did take an oath
☐ did not take an oath

My Commission Expires



Notary Public



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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 Florida Statute 607.0501, the following is submitted in compliance with
said Act:

That BAYVIEW VILLAGE TOWNHOMES I HOMEOWNERS' ASSOCIATION,
INC., desiring to organize under the Laws of the State of Florida, with its principal offices in the
Articles of Incorporation, in the City of Boca Raton, County of Palm Beach, State of Florida, has
named Jose J. Padua of 17376 Vistancia Cir. Boca Raton, Fl 33496, as its agent to accept service
of process within the State.

ACKNOWLEDGEMENT

Having been named to accept service of process for the above stated Corporation, at the
place designed in this certificate, I hereby accept to act in this capacity, and agree to comply with
the provisions of said Act relative to keeping open said offices.



Registered Agent

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