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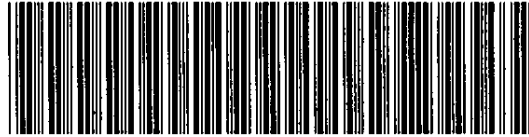
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March 18th, 2017

Department of State
Division of Corporations
Clifton Building
2661 Executive Center Circle
Tallahassee, FL 32301

RE: Casa Verde at Bay Harbor Islands Condominium Association, Inc.

Dear Sir/Madam:

Please register this new incorporation with your office. Please find the following enclosed:

1. Articles of Incorporation
2. Certificate of Domicile and Naming of Agent

Also enclosed is our check for \$70.00, which represents payment for filing, and a self addressed, postage paid return envelope for your convenience.

If you have any questions, please do not hesitate to contact our office.

Thank you for your assistance.

Very truly yours,

A handwritten signature in black ink, appearing to read 'Jonathan C. Diernbach', with a long horizontal flourish extending to the right.

Jonathan C. Diernbach, Esq.

enclosures

Articles of Incorporation

of

CASA VERDE AT BAY HARBOR ISLANDS CONDOMINIUM ASSOCIATION, INC.

A FLORIDA NOT-FOR PROFIT CORPORATION

The undersigned Incorporator, for the purpose of forming a corporation not-for-profit pursuant to the laws of the State of Florida, Florida Statutes Chapter 617, hereby adopts the following Articles of Incorporation:

Article I **NAME AND ADDRESS.** The name of the corporation is CASA VERDE AT BAY HARBOR ISLANDS CONDOMINIUM ASSOCIATION, INC., hereinafter referred to as the "ASSOCIATION". The mailing address of the ASSOCIATION is: c/o DEAN J. TRANTALIS, ESQ., 2301 Wilton Drive, Suite C1-A, Wilton Manors, FL. 33305

Article II **PURPOSE.** The purposes for which the ASSOCIATION is organized are as follows:

2.01 To operate as a corporation non-for-profit pursuant to Chapter 617 of the Florida Statutes.

2.02 To operate CASA VERDE AT BAY HARBOR ISLANDS CONDOMINIUM ASSOCIATION, INC. pursuant to the Florida CONDOMINIUM ACT, as and when the Declaration of Condominium of HARBER GARDENS, A CONDOMINIUM is recorded in the public records in the county in which the Condominium is located with these Articles attached as an exhibit thereto.

2.03 To promote the health, safety, welfare, comfort, and social and economic benefit of the members of the ASSOCIATION.

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TALLAHASSEE, FLORIDA

Article III

DEFINITIONS. The terms used in the ARTICLES and the BYLAWS shall have the same definitions and meanings as those set forth in the Declaration of Condominium of HARBER GARDENS, A CONDOMINIUM and in the CONDOMINIUM ACT, unless herein provided to the contrary, or unless the context otherwise requires.

Article IV

POWERS AND DUTIES. The ASSOCIATION shall have the following powers and duties:

4.01 All of the common law and statutory powers of a corporation not-for-profit under the laws of the State of Florida, and the statutory powers set forth in the CONDOMINIUM ACT.

4.02 To administer, enforce, carry out and perform all of the acts, functions, rights and duties provided in, or contemplated by, the DECLARATION, either expressed or implied, and to take any action reasonable necessary or appropriate to operate the CONDOMINIUM pursuant to the DECLARATION, including, but not limited to, the following:

4.02.1 To own, purchase, sell mortgage, encumber, lease, administer, manage, convey, operate, maintain, improve, repair and/or replace real and personal property.

4.02.2 To make, assess, and collect ASSESSMENTS against members of the ASSOCIATION to defray the costs, expenses and losses incurred or to be incurred by the ASSOCIATION, and to use the proceeds thereof in the exercise of the ASSOCIATION'S powers and duties.

4.03 To maintain, repair, replace, reconstruct, add to, and upgrade the CONDOMINIUM, and other property acquired or leased by the ASSOCIATION for use by its members.

4.04 To purchase insurance upon the CONDOMINIUM and insurance for the protection of the ASSOCIATION, its directors, officers and members, and such other parties as the ASSOCIATION may determine.

4.05 To make and amend reasonable Rules and Regulation for the use, maintenance, and appearance of, the UNITS and the use of the COMMON ELEMENTS and the ASSOCIATION PROPERTY, and the health, comfort, safety, welfare and benefit of the ASSOCIATION'S members.

4.06 To enforce by legal means the provisions of the CONDOMINIUM ACT, the DECLARATIONS, these ARTICLES, the BYLAWS, and the Rules and Regulations of the ASSOCIATION.

4.07 To contract for the management and maintenance of the CONDOMINIUM and to authorize a management agent or company (which may be the DEVELOPER or and affiliate of the DEVELOPER) to assist the ASSOCIATION is carrying out its powers and duties by performing such functions as the submission of proposals, collection of ASSESSMENTS and

other monies owed to the ASSOCIATION, preparation of records, enforcement of rules and maintenance, repair and replacement of the COMMON ELEMENTS with funds and shall be made available by the ASSOCIATION for such purposes, as well as exercising such other powers and rights delegated to it by the ASSOCIATION, which powers and rights are vested in the ASSOCIATION by virtue of the DECLARATION, these ARTICLES, the BYLAWS, and the CONDOMINIUM ACT. The ASSOCIATION and its officers shall, however, retain at all times the powers and duties granted by the DECLARATION and the CONDOMINIUM ACT, including, but not limited to, the making of ASSESSMENTS, promulgation of rules, and execution of contracts on behalf of the ASSOCIATION.

- 4.08 To employ personnel necessary to perform the obligations, services and duties required of or to be performed by the ASSOCIATION and for the proper operation of the CONDOMINIUM and/or to contract with other, for the performance of such obligations, services and/or duties.
- 4.09 To contract for cable television and security services for the CONDOMINIUM.
- 4.10 To operate and maintain COMMON ELEMENTS, including the surface water management system, as permitted by the South Florida Water Management District, Broward County Drainage District and/or licensed by the County, including all lakes, retention areas, culverts and related appurtenances, where applicable.
- 4.11 To sue and be sued.

Article V MEMBERS.

- 5.01 The members of the ASSOCIATION shall consist of all of the record owners of UNITS. Membership shall be established as to each UNIT upon the recording of the DECLARATION. Upon the transfer of ownership of fee title to, or fee interest in, a UNIT, whether by conveyance, devise, judicial decree, foreclosure, or otherwise, and upon the recordation amongst the public records of the county in which the CONDOMINIUM is located of the deed or other instrument establishing the acquisition and designating the UNIT affected thereby, the new UNIT OWNER designated in such deed or other instrument shall thereupon become a member of the ASSOCIATION, and the membership of the prior UNIT OWNER as to the UNIT designated shall be terminated, provided, however, that the ASSOCIATION shall not have the responsibility or obligation of recognizing any such changes in membership until it have been delivered a true copy of the applicable deed or other instrument, or is otherwise informed of the transfer of ownership of the UNIT. Prior to the recording of the DECLARATION, the incorporator shall be the sole member of the ASSOCIATION.
- 5.02 The share of each member in the funds and assets of the ASSOCIATION, the COMMON ELEMENTS and the COMMON SURPLUS, and any membership in the ASSOCIATION, can not be assigned, hypothecated or

transferred in any manner except as an appurtenance to the UNIT for which that membership is established.

5.03 On all matters upon which the membership shall be entitled to vote, each UNIT OWNER shall be entitled to One (1) vote per UNIT owned. In the event any UNIT is owned by more than one person and/or by an entity, the vote for such UNIT shall be cast in the manner provided by the BYLAWS. Any person or entity owning more than one UNIT shall be entitled to votes for each UNIT owned.

5.04 The BYLAWS shall provide for an annual meeting of the members of the ASSOCIATION and shall make provision for special meetings.

Article VI **INCORPORATOR.** The name and address of the incorporator is: Dean J. Trantalis, Esq., 2301 Wilton Drive, Suite C1-A, Wilton Manors, FL 33305.

Article VII **INITIAL REGISTERED OFFICE ADDRESS AND NAME OF REGISTERED AGENT.** The address of the initial registered office of the ASSOCIATION is: 2301 Wilton Drive, Suite C1-A, Wilton Manors, FL 33305. The initial registered agent of the ASSOCIATION at the address is DEAN J. TRANTALIS, ESQ.

Article VIII **DIRECTORS.**

8.01 The property, business and affairs of the ASSOCIATION shall be managed by a BOARD which shall consist of not less than three (3) directors, and which shall always be an odd number. The BYLAWS may provide for a method of determining the number of directors from time to time. In the absence of a determination as to the number of directors, the BOARD shall consist of three (3) directors. Except for the directors appointed by the DEVELOPER, and except to the extent required in order to elect a full BOARD due to the unwillingness of UNITS OWNERS to serve on the BOARD, directors are required to be UNIT OWNERS, or a shareholder, director, officer or partner of an entity which owns a UNIT.

8.02 All of the duties and powers of the ASSOCIATION existing under the CONDOMINIUM ACT, the DECLARATION, these ARTICLES and the BYLAWS shall be exercised by the BOARD, its agents, contractors or employees, subject to approval by the members only when specifically required.

8.03 Initially the DEVELOPER shall have the right to appoint all of the directors. If unit owners other than the developer own 15 percent or more of the units in a condominium that will be operated ultimately by an association, the unit owners other than the developer are entitled to elect at least one-third of the members of the board of administration of the association. Unit owners other than the developer are entitled to elect at least a majority of the members of the board of administration of an association, upon the first to occur of any of the following events:

8.03.1 Three years after 50 percent of the units that will be operated ultimately by the association have been conveyed to purchasers;

- 8.03.2 Three months after 90 percent of the units that will be operated ultimately by the association have been conveyed to purchasers;
- 8.03.3 When all the units that will be operated ultimately by the association have been completed, some of them have been conveyed to purchasers, and none of the others are being offered for sale by the developer in the ordinary course of business;
- 8.03.4 When some of the units have been conveyed to purchasers and none of the others are being constructed or offered for sale by the developer in the ordinary course of business;
- 8.03.5 When the developer files a petition seeking protection in bankruptcy;
- 8.03.6 When a receiver for the developer is appointed by a circuit court and is not discharged within 30 days after such appointment, unless the court determines within 30 days after appointment of the receiver that transfer of control would be detrimental to the association or its members; or
- 8.03.5 Seven years after the date of the recording of the certificate of a surveyor and mapper pursuant to s. 718.104(4)(e) or the recording of an instrument that transfers title to a unit in the condominium which is not accompanied by a recorded assignment of developer rights in favor of the grantee of such unit, whichever occurs first; or, in the case of an association that may ultimately operate more than one condominium, 7 years after the date of the recording of the certificate of a surveyor and mapper pursuant to s. 718.104(4)(e) or the recording of an instrument that transfers title to a unit which is not accompanied by a recorded assignment of developer rights in favor of the grantee of such unit, whichever occurs first, for the first condominium it operates; or, in the case of an association operating a phase condominium created pursuant to s. 718.403, 7 years after the date of the recording of the certificate of a surveyor and mapper pursuant to s. 718.104(4)(e) or the recording of an instrument that transfers title to a unit which is not accompanied by a recorded assignment of developer rights in favor of the grantee of such unit, whichever occurs first.

8.04 The DEVELOPER is entitled to elect at least one (1) director as long as the DEVELOPER holds for sale in the ordinary course of business at least ONE UNIT in the CONDOMINIUM. Following the time that the DEVELOPER relinquishes control of the ASSOCIATION, the DEVELOPER may exercise the right to vote any DEVELOPER-OWNED UNITS in the same manner as any other UNIT OWNER, except for purposes of re-acquiring control of the ASSOCIATION or selecting a majority of the directors. Thereafter all of the directors shall be elected by the members in the manner determined by the BYLAWS.

- 8.05 Notwithstanding the foregoing, the DEVELOPER may waive its right to elect one or more directors, which it is entitled to elect, by written notice to the ASSOCIATION, and thereafter such directors shall be elected by the members.
- 8.06 Within seventy-five (75) days after the members other than the DEVELOPER are entitled to elect one or more directors, the ASSOCIATION shall call, and give not less than sixty (60) days notice of an election shall proceed as provided in the BYLAWS and the CONDOMINIUM ACT. The meeting may be called and the notice given by any UNIT OWNER if the ASSOCIATION fails to do so. Thereafter, the directors, which the members are entitled to elect, shall be elected at the annual meeting of the members.
- 8.07 Directors may be removed and vacancies on the BOARD shall be filled in the manner provided by the BYLAWS, however, any director appointed by the DEVELOPER may only be removed by the DEVELOPER and any vacancy on the BOARD shall be appointed by the DEVELOPER if, at the time such vacancy is to be filled, the number of directors appointed by the DEVELOPER is less than the maximum number of directors which may, at that time, be appointed by the DEVELOPER as set forth above.
- 8.08 The name and address of the initial directors, who shall hold office until their successors are appointed or elected, are as follows:

VICENTE H. FURIATI, JR., 151 Crandon Blvd., Apt 528, Key Biscayne, FL 33149.

JUAN C. FURIATI, 151 Crandon Blvd., Apt 528, Key Biscayne, FL 33149.

Article IX

OFFICERS. The officers of the ASSOCIATION shall be president, vice-president, secretary, treasurer and such other officers as the BOARD may from time to time by resolution create. The officers shall serve at the pleasure of the BOARD, and the BYLAWS may provide for the removal from office of officers, for filling vacancies, and for the duties of the offices. The names of the officers who shall serve until their successors are designated by the BOARD are as follows:

PRESIDENT/SECRETARY/ TREASURER

President- VICENTE H. FURIATI, JR.

Vice president – JUAN C. FURIATI

Secretary/Treasurer- VICENTE H. FURIATI, JR.

Article X

INDEMNIFICATION

- 10.01 The ASSOCIATION shall indemnify any person who was or is a party, or is threatened to be made a party, to any threatened, pending or contemplated action, suit or proceeding, whether civil, criminal, administrative or investigative (other than an action by or in the right of the ASSOCIATION) by reason of the fact that he is or was a director, employee, officer or agent of the ASSOCIATION, against

expenses (including attorneys' fee and appellate attorneys' fees), judgments, fines and amounts paid in settlement actually and reasonably incurred by him in connection with the action, suit or proceeding if he acted in good faith and in a manner he reasonable believed to be in, or not opposed to, the best interest of the ASSOCIATION; and with respect to any criminal action or proceeding, if he had no reasonable cause to believe his conduct was unlawful; except, that no indemnification shall be made in respect to any claim, issue or matter as to which such person shall have been adjudged to be liable for gross negligence or willful misfeasance or malfeasance in the performance of his duty to the ASSOCIATION, unless and only to the extent that the court in which the action or suit was brought shall determine, upon application, that despite the adjudication or liability, but in view of all the circumstances of the case, such person is fairly and reasonable entitled to indemnity for such expenses which the court shall deem proper. The termination of any action, suit or proceeding by judgment, order, settlement, conviction, or upon a plea of nolo contendere or its equivalent, shall not, in and of itself, create a presumption that the person did not act in good faith and in a manner which he reasonable believed to be in, or not opposed to, the best interest of the ASSOCIATION; and with respect to any criminal action or proceeding, that he had no reasonable cause to believe that his conduct was unlawful.

- 10.02 To the extent that a director, officer, employee or agent of the ASSOCIATION has been successful on the merits or otherwise in defense of any action, suit or proceeding referred to in Paragraph 1 above, or in defense of any claim, issue or matter therein, he shall be indemnified against expenses (including attorneys' fees and appellate attorneys' fees) actually and reasonably incurred by him in connection therewith.
- 10.03 Any indemnification under Paragraph 1 above (unless ordered by a court) shall be made by the ASSOCIATION only as authorized in the specific case upon a determination that indemnification of the director, officer, employee or agent is property under the circumstances because he has met the applicable standard of conduct set forth in Paragraph 1 above. Such determination shall be made (a) by the BOARD by a majority vote of a quorum consisting of directors who were not parties to such action, suit or proceeding, or (b) if such quorum is not obtainable or, even if obtainable, if a quorum of disinterested directors so directs, by independent legal counsel in written opinion, or (c) by approval of the members.
- 10.04 Expenses incurred in defending a civil or criminal action, suit or proceeding may be paid by the ASSOCIATION in advance of the final disposition of such action, suit or proceeding as authorized by the BOARD in the specific case upon receipt of an undertaking by or on behalf of the directors, officer, employee or agent to repay such amount, unless it shall ultimately be determined that he is entitled to be indemnified by the ASSOCIATION as authorized herein.
- 10.05 The indemnification provided herein shall not be deemed exclusive of any other rights to which those seeking indemnification may be entitled under the laws of the State of Florida, any BYLAW, agreement vote of members or otherwise; and as to action taken in an official capacity while holding office shall continue as to a person who has ceased to be director, officer, employ, or agent and shall inure to the benefit of the heirs, executors and administrators of such a person.

- 10.06 The ASSOCIATION shall have the power to purchase and maintain insurance on behalf of any person who is or was a director, officer, employee or agent of the ASSOCIATION, or is or was serving at the request of the ASSOCIATION as a director, officer, employee or agent of another corporation, partnership, joint venture, trust or other enterprise, against any liability asserted against him and incurred by him in any such capacity, as arising out of his status as such, whether or not the ASSOCIATION would have the power to indemnify him against such liability under the provisions of this ARTICLE.

Article XI **BYLAWS.** The first BYLAWS shall be adopted by the BOARD and may be altered, amended or rescinded in the manner provided by the BYLAWS.

Article XII **AMENDMENTS.** Amendments to these ARTICLES shall be proposed and adopted in the following manner:

- 12.01 A majority of the BOARD shall adopt a resolution setting forth the proposed amendment and directing that it be submitted to a vote at a meeting of the members, which may be the annual or a special meeting.
- 12.02 Written notice setting forth the proposed amendment or a summary of the changes to be effected thereby shall be given to each member entitled to vote thereon within the time and in the manner provided in the BYLAWS for the giving of notice of meeting 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.
- 12.03 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 receiving the affirmative vote of a $\frac{3}{4}$ majority of the votes of the entire membership of the ASSOCIATION.
- 12.04 Any number of amendments may be submitted to the members and vote upon by them at any one meeting.
- 12.05 If all of the directors and all of the members eligible to vote sign a written statement manifesting their intention that an amendment to these ARTICLES be adopted, then the amendment shall thereby be adopted as though the above requirements had been satisfied.
- 12.06 No amendment shall make any changes in the qualifications for membership not in the voting rights or property rights of members without approval by all of the members and the joinder of all record owners of mortgages upon the UNITS. No amendment shall be made that is in conflict with the CONDOMINIUM ACT or the DECLARATION. So long as DEVELOPER owns any UNIT, no amendment shall be made without the written joinder of the DEVELOPER.
- 12.07 No amendment to these ARTICLES shall be made which discriminates against any UNIT OWNER(S), or affects less than all of the UNIT OWNERS without the written approval of all of the UNIT OWNERS so discriminated against or affected.

- 12.08 Upon the approval of an amendment to these ARTICLES, 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 in which the CONDOMINIUM is located.

Article XIII PERPETUAL LIFE. This corporation shall have perpetual life, however if it is dissolved the property consisting of the surface water management system shall be conveyed to an appropriate agency of local government, if it is not accepted, then the surface water management system must be dedicated to a similar not-for-profit corporation.

WHEREFOR, the Incorporator has executed these ARTICLES on this 17 day of March, 2016.



JONATHAN C. DIERNBACH, ESQ.
As Incorporator

STATE OF FLORIDA }
COUNTY OF BROWARD }

BEFORE ME, the undersigned authority, personally appeared, JONATHAN C. DIERNBACH, ESQ., and after having been sworn on oath and who is personally known to me, acknowledged having executed the foregoing instrument in the capacity and for the purposes expressed.

WITNESS my hand and official seal this ____ day of March, 2016.

Notary Public

My Commission Expires:

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

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

First, that CASA VERDE AT BAY HARBOR ISLANDS CONDOMINIUM ASSOCIATION, INC., desiring to organize under the laws of the State of Florida with its principal office, as designated in the Articles of Incorporation at the City of Wilton Manors, County of Broward, State of Florida, has named JONATHAN C. DIERNBACH, ESQ., 2301 Wilton Drive, Suite C1-A, Wilton Manors, FL 33305, as its agent to accept service of process within this State.

ACKNOWLEDGMENT

Having been named to accept service of process for the above-stated Corporation, at the place designated 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 office.


JONATHAN C. DIERNBACH, Esq.
2301 Wilton Drive, Suite C1-A
Wilton Manors, FL 33305
(954) 566-2226

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JAN 16 2016
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