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**FLORIDA PROFIT/NON PROFIT CORPORATION
Ocean Breeze Golf & Tennis Club Neighborhood Associa**

Certificate of Status	0
Certified Copy	0
Page Count	04
Estimated Charge	\$70.00

SECRETARY OF STATE
TALLAHASSEE, FLORIDA

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**ARTICLES OF INCORPORATION
OF
OCEAN BREEZE GOLF & TENNIS CLUB NEIGHBORHOOD ASSOCIATION, INC.**

Pursuant to the provisions of Section 617.0202 of the Florida Statutes, the undersigned incorporator forms the following corporation not for profit:

Article 1 - Name

The name of the corporation is Ocean Breeze Golf & Tennis Club Neighborhood Association, Inc. (the "Corporation").

Article 2 - Address

The Corporation's principal place of business and mailing address is:

7491 N. Federal Highway, C5
Suite 1776
Boca Raton, FL 33487

Article 3 - Purpose

The Corporation is organized for the purpose of being a membership-oriented, civic-focused and good will ambassador seeking community improvements that will represent and be the collective voice of the entire Boca Raton golfing community, and more specifically, the owners of the 1,700+/- neighborhood residential properties located on the original Boca Teeca Subdivision Plat Map Sections 1-5 in Boca Raton, Florida, an estimated 5,000 area residents and Boca Raton voters who now reside in or near those 1,700+/- properties that are protected and benefitted by a Declaration of Restrictions, known also as a Restrictive Deed Covenant, that was recorded on September 25, 1974, in Palm Beach County Clerk of the Courts Official Record Book 2353 on Pages 653-655 (the "Restrictions") as a restrictive covenant running with the land of a 202 acre 27-hole golf course facility adjacent to these 1,700+/- properties and today known as Ocean Breeze Golf & Country Club (the "Golf Course Property"), which Restrictions are intended to protect the location and visibility of an operating golf course and enhance the individual property values of these adjacent 1,700+/- properties by requiring that the owner of the Golf Course Property to operate a 27-hole golf course in perpetuity. We will also include as a part of our Purpose to seek and obtain the strict enforcement of the Restrictive Deed Covenant by taking whatever action is needed on behalf of all the protected property owners to obtain an injunction requiring the property owner to reopen the Golf Course Property in good, manicured and playable condition and to access, adjudicate and collect damages resulting from violation of the covenant by the closing of the Golf Course Property. The Corporation will also seek on a long-term basis to be a good-will neighborhood ambassador encouraging and supporting the patronization of the golf club operation and all of their ancillary feature offerings and facilities in-perpetuity.

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Article 4 - Initial Board of Directors

The method of electing Directors is stated in the Bylaws. The names and addresses of the Corporation's initial directors are:

Donald G. Huber
7491 N. Federal Hwy., C5
Suite 1776
Boca Raton, FL 33487

Christopher P. Nolan
7491 N. Federal Hwy., C5
Suite 1776
Boca Raton, FL 33487

Madeline Cuevas
6161 N.W. 2nd Avenue, No. 621
Boca Raton, FL 33487

Patricia Valenti
61 N.W. 2nd Avenue
Boca Raton, FL 33487

Bradley Geisen
61 N.W. 2nd Avenue
Boca Raton, FL 33487

Article 5 - Initial Registered Office and Agent

The street address of the initial registered office and name of the initial registered agent of this corporation are:

Madeline Cuevas
6161 N.W. 2nd Avenue, No. 621
Boca Raton, FL 33487

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Article 6 - Incorporator

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

Donald G. Huber
7491 N. Federal Hwy., C5
Suite 1776
Boca Raton, FL 33487


Article 7 - Amendment

The Corporation reserves the right to amend or repeal any provisions contained in these Articles of Incorporation, or any amendment hereto, and any right conferred upon the members is subject to this revision.

Article 8 - Bylaws

The Bylaws as adopted by the initial Board of Directors may be adopted, altered, amended, or repealed by either the Members or the Board of Directors., but the Board of Directors may not amend or repeal any Bylaw adopted by the Members if the Members specifically provide such Bylaw is not subject to amendment or repeal by the Directors.

IN WITNESS WHEREOF, the undersigned incorporator has signed these Articles of Incorporation on January 28, 2017.


Donald G. Huber, Incorporator

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**CERTIFICATE OF DESIGNATION
REGISTERED AGENT/REGISTERED OFFICE**

Pursuant to the provisions of Section 617.0501 of the Florida Statutes, the undersigned corporation, organized under the laws of the State of Florida, submits the following statement in designating its registered agent and registered office in the State of Florida.

1. The name of the corporation is Ocean Breeze Golf & Tennis Club Neighborhood Association, Inc.
2. The name and address of the registered agent and office are:

Madeline Cuevas
6161 N.W. 2nd Avenue, No. 621
Boca Raton, FL 33487

SIGNATURE



TITLE

Donald G. Huber, Incorporator

DATE

January 28, 2017

HAVING BEEN NAMED AS REGISTERED AGENT AND TO ACCEPT SERVICE OF PROCESS FOR THE ABOVE STATED CORPORATION AT THE PLACE DESIGNATED IN THIS CERTIFICATE, 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.

SIGNATURE


Madeline Cuevas

DATE

January 28, 2017

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