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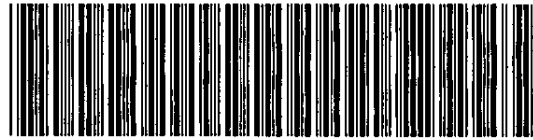
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SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

## COVER LETTER

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

SUBJECT: New Dawn Townhomes 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: Juan A. Vizcaino  
Name (Printed or typed)

730 Lakeshore Circle  
Address

Wesley, FL, 33326  
City, State & Zip

(954) 849-16-88  
Daytime Telephone number

vizcainoj@gmail.com  
E-mail address: (to be used for future annual report notification)

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

## ARTICLES OF INCORPORATION

### OF

#### NEW DAWN TOWNHOMES HOMEOWNERS' ASSOCIATION, INC., A NOT-FOR-PROFIT FLORIDA CORPORATION

In order to form a corporation not-for-profit under and in accordance with the provisions of Chapter 617.001, of the Florida Statutes, the undersigned, acting as incorporator, hereby adopts the following Articles of Incorporation for the purposes and with the powers hereinafter mentioned, hereby certifies and sets forth the following:

**ARTICLE I:** The name of the Corporation is **New Dawn Townhomes Homeowners' Association, Inc.**

**ARTICLE II:** The Corporation is incorporated as corporation not-for-profit under the provision of Chapter 617 Florida Statutes, "Florida Not for Profit Act," and will be referred to hereafter as the "Corporation."

**ARTICLE III:** The principal office and post office address of the Corporation shall be located at 1446 NE 34<sup>th</sup> Street Oakland Park, FL 33334. The name of the registered agent is Juan A. Vizcarrondo, who is authorized to accept service of process within this State upon the Corporation; and his address is at 1730 Lakeshore Circle, Weston, FL 33326.

**ARTICLE IV:** The purposes for which this Corporation is formed do not contemplate pecuniary gain or profit to the Member thereof, and the specific purposes for which it is formed are to provide for the maintenance, preservation and architectural control of the residence Lots and of the Common Area on the Property more particularly described in Exhibit "A" to the Declaration of Covenants, Restriction, Conditions, and Easements of New Dawn Townhomes (the "Declaration") and such other purposes as are provided for in the Declaration. This Corporation shall have the following powers:

- a. To exercise all of the powers an privileges and to perform all of the duties and obligations of the Corporation as set forth in the Declaration applicable to the property and recorded or to be recorded in the Office of the Clerk of the Circuit Court of Broward County, Florida, as the same may be amended from time to time as therein provided; said Declaration is by reference incorporation herein as is set forth at length;
- b. To fix, levy, collect and enforce payment by any lawful means all charges or assessment pursuant to the terms of the Declaration; to pay all expenses in connection therewith, and all office and other expenses incident to the conduct of the business of the Corporation, including licenses, taxes or government charges levied or imposed against the property of the Corporation;
- c. To acquire (by gift, purchase or otherwise), own, hold, improve, build upon, operate, maintain, convey, sell, lease, transfer, dedicate for public use or otherwise dispose of real or personal property in connection with the affairs of the Corporation;

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TALLAHASSEE, FLORIDA

d. To borrow money, to mortgage, pledge, encumber, or hypothecate any or all of the Corporation's real or personal property as security for money borrowed or debts incurred; and

e. To have and to exercise any and all powers, rights, and privileges which a corporation, organized under the corporation not-for-profit law of the State of Florida, may by law now or hereafter have or exercise.

**ARTICLE V:** Every person or entity who is record Owner of a fee or undivided fee interest in any Lot which is subject by the Declaration to assessment by the Corporation, including contract sellers, shall be a Member of the Corporation. The foregoing is not intended to include persons or entities who hold an interest merely as security for the performance of an obligation. No Owner shall have more than one membership. Membership shall be appurtenant to and may not be separated from ownership of any Lot which is subject to assessment by the Corporation. Ownership of such Lot shall be the sole qualification for membership.

**ARTICLE VI:** The Corporation shall have two (2) classes of voting membership:

a. Class A: Class A Members shall be all those Owners as defined in Article 5 with the exception of the Declarant (as defined in the "Declaration"). Class A Members shall be entitled to one vote for each Lot in which they hold the interest required for membership by Article 5. When more one than one person hold such interest in any Lot, all such persons shall be Members. The vote for such Lot shall be exercised, as they among themselves determine, but in no event shall more than one be cast with respect to any Lot.

b. Class B: The Class B Member shall be the Declarant (as defined in the Declaration). The Class B Member shall be entitled to three (3) votes for each Lot in which it holds the interest required for membership by Article 5, provided that the Class B membership shall cease and be converted to Class A membership on the happening of any of the following events whichever occurs earlier:

1. When ninety (90%) percent of the Townhomes and Lots have been conveyed to third party outside purchasers; or
2. December 31, 2026; or
3. Thirty (30) days after the Declarant elects to terminate the Class B Membership.

**ARTICLE VII:** The term for which this Corporation is to exist is perpetual.

**ARTICLE VIII:** The affairs of the Corporation are to be managed by the following officers:

- |    |                 |                      |
|----|-----------------|----------------------|
| a. | President:      | Jose Vizcarrondo     |
| b. | Vice-President: | Jose Vizcarrondo Jr. |
| c. | Secretary:      | Juan A. Vizcarrondo  |

**ARTICLE IX:** The officers who are to serve until the first election of the directors are as follows:

- |    |                 |                      |
|----|-----------------|----------------------|
| a. | President:      | Jose Vizcarrondo     |
| b. | Vice-President: | Jose Vizcarrondo Jr. |
| c. | Secretary:      | Juan A. Vizcarrondo  |

The first annual meeting of the Corporation and the first election of the Board of Directors shall be held in January of 2019, or by order of the Board of Directors at such other date as the Board of Directors may determine, and thereafter annual meetings of the members shall be held within thirteen (13) months of the prior annual meeting at a date and time as determined by the Board of Directors, so long as the day is not a legal holiday, or non-business day. The Directors elected at the first annual meeting and at each subsequent annual meeting of the Members shall elect officers of the Corporation who will hold office until the next meeting of the Board of Directors, or until their successors are elected and qualified.

**ARTICLE X:** This Corporation shall be governed by the Board of Directors consisting of not less than three (3) and no more than five (5) persons. The names and addresses of the persons who are to serve as Directors until the first annual meeting of the Members are as follows:

<u>NAMES</u>	<u>ADDRESSES</u>
a. Jose Vizcarrondo Sr.	1730 Lakeshore Circle Weston, FL 33326
b. Jose Vizcarrondo Jr.	461 SW 21 <sup>st</sup> Road, Miami FL 33129.
c. Juan Vizcarrondo	1730 Lakeshore Circle Weston, FL 33326

Commencing with the first annual meeting of the Members and at each subsequent annual meeting of the Members of the Corporation, the Director of the Corporation shall be elected by the Members and they will hold office in each instance until the next annual meeting of the Members or until their successors are elected and qualified. Pursuant to Article 6 hereof, the Declarant is a Class B Member with three votes for each unsold Lot in the Property. Directed elected by the class B Member need not themselves be owners of townhomes erected on the property subject to the Declaration nor Members of the Corporation. Further, notwithstanding the number of Class B voters existing from time to time, the Declarant shall have the right to elect all of the Directors of the Corporation until January of 2019. Thereafter the Directors of the Corporation shall be elected at the annual meeting of the Members of the Corporation, which annual meeting will be held pursuant to the provisions of the By-laws. Vacancies in the Board of Directors shall be filled by the remaining Directors at a special meeting called for that purpose and a Director so elected shall serve until the next annual meeting of the Members of the Corporation.

**ARTICLE XI:** The Board of Directors shall have all the powers and duties referred to in the Declaration and in the laws of the State of Florida respecting corporations not-for-profit. The power of the Board of Directors shall include, but shall not be limited to the following: (a) to elect the Officer of the Corporation, (b) to administer the affairs of the Corporation, (c) to engage the service of a manager or managing agent for the Property and to fix the terms of such management agreement and the compensation and the authority of the manager or managing agent, (d) to promulgate such rules and regulations concerning the operation and use of the Property, as may be consistent with the Declaration and to amend the same from time to time, (e) to provide for the maintenance and repair of the property owned by the Corporation, and (f) to estimate and adopt an annual operating budget and to provide for the assessment and collection from the Lot Owners of their respective shares or all estimated expenses.

**ARTICLE XII:** The initial By-laws of this Corporation are those adopted by the Board of Directors and entered into the Minute Book of the Corporation. Such By-Laws may be altered, amended, added to or repealed by the Members of the Corporation in the manner provided for in said initial By-Laws

and in conformity with the provisions and requirements of the Florida Not For Profit Act, as amended from time to time.

**ARTICLE XIII:** These Article of Incorporation may be altered, amended, changed, added to, or repealed, in the manner or hereafter prescribed by statute or herein or by the By-laws of this Corporation as they exist from time to time, at any duly called meeting of the Members of this Corporation provided that (a) the notice of the meeting is given in the manner provided in the By-laws, and it contains a full statement of the proposed alteration, amendment, change, addition, or repeal, and (b) there is an affirmative vote of thirty percent (30%) of the Members in person or by proxy of said proposed alteration, amendment, change, addition, or repeal.

**ARTICLE XIV:** The Corporation shall never have or issue shares of stock nor will it ever have or provide for non-voting membership.

**ARTICLE XV:** The Corporation shall have all the powers set forth and described in the Florida Statutes regulating corporations not-for-profit, as amended from time to time, which are currently set forth in the Chapter 617.0302 of the Florida Statutes, together with those powers conferred by the Declaration, these Articles and any and all lawful By-laws of the Corporation.

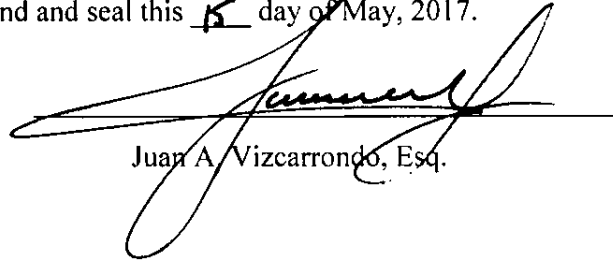
**ARTICLE XVI:** The names and address of the incorporator hereto is as follows:

<u>NAME</u>	<u>ADDRESS</u>
Juan A. Vizcarrondo, Esq.	1730 Lakeshore Circle, Weston, FL 33326

**ARTICLE XVII:** Each Director and officer of this Corporation shall be indemnified by the Corporation against all costs and expenses reasonably incurred or imposed upon him in connection with or arising out of any action, suit or proceeding in which he may be involved or to which he may be made a party by reason of his having been a Director or officer of this Corporation, such expense to include the cost of reasonable settlements (other than amounts paid to the Corporation itself) made with a view to curtailment of costs of litigation. The Corporation shall not, however, indemnify such Director or officer with respects to matters as to which he shall be finally adjudged in any such action, suit or proceeding to be liable for negligence or misconduct in the performance of his duty as such Director or officer, or in respect to any matter in which any settlement or compromise is effected if the total expense, including the costs of settlement shall substantially exceed the expense which might reasonably be incurred by such Director of officer in conducting such litigation to final conclusion, and in no event shall anything herein contained be construed as authorizing this Corporation to indemnify any such Director or officer against any liability of the Corporation to which he would otherwise be subject by reason of willful malfeasance, bad faith, gross negligence, or reckless disregard of the duties involved in the conduct of his office. The foregoing right to indemnification shall be in addition to any other rights to which any such Director or officer may be entitled as a matter of law or otherwise.

**ARTICLE XVIII:** The Corporation may be dissolved with the assent given in writing and signed by not less than three-fourths (3/4) of each class of members. Upon dissolution of the Association, other than incident to a merger or consolidation, the assets of the Association shall be dedicated to an appropriate public agency to be used for purposes similar to those for which this Corporation was created. In the event that such dedication is refused acceptance, such assets shall be granted, conveyed and assigned to any non-profit corporation, association, or trust or other organization to be devoted to such similar purposes.

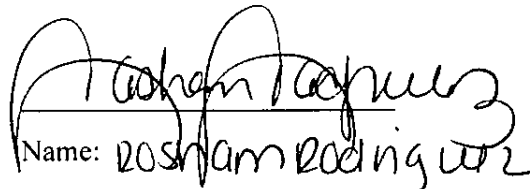
The undersigned, being the incorporator herein-above named, for the purpose of forming a Corporation not-for-profit pursuant to Chapter 617, of the Florida Statutes, does hereby subscribe to these Article of Incorporation, and have set my hand and seal this 15 day of May, 2017.

  
Juan A. Vizcarrondo, Esq.

STATE OF FLORIDA      )

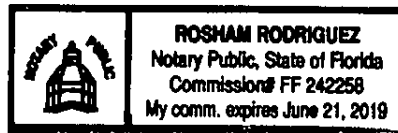
COUNTY OF BROWARD    )

The foregoing instrument was acknowledged before me this 15 day of May, 2017, by Juan A. Vizcarrondo; who being duly sworn according to law, deposes and says that he is competent to contract and further acknowledges that he did subscribe to the foregoing Articles of Incorporation freely and voluntarily and for the purposes therein expressed. The foregoing person identified himself by producing his driver's license issued by the State of Florida.

  
Name: Rosham Rodriguez  
NOTARY PUBLIC, State of Florida

My commission expires: 6/21/2019

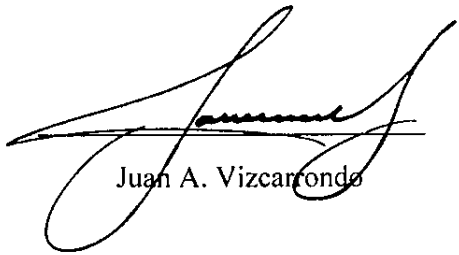
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Acceptance of Service As Registered Agents

The undersigned, Juan A. Vizcarrondo, having been named as registered agent to accept service of process for New Dawn Townhomes Homeowners' Association, Inc., a not-for-profit Florida corporation, at the registered office designated in the Articles of Incorporation of said Corporation, hereby agrees and consents to act in that capacity. The undersigned is familiar with and accepts the duties and obligations of Section 617.023 of the Florida Statutes, and will comply with the provisions of all statutes of Florida relative to the performance of his duties as registered agent.

Dated this 15 day of May, 2017.



Juan A. Vizcarrondo

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