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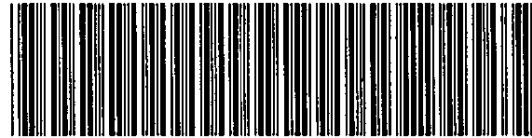
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# **SACHS SAX CAPLAN**

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JEFFREY WOLFE, ESQ.  
jwolfe@ssclawfirm.com

June 5, 2017

**Via FedEx**

Registration Section  
Division of Corporations  
Clifton Building  
2661 Executive Center Circle  
Tallahassee, FL 32301

**Re: Articles of Incorporation of  
Palm Greens Community Association, Inc.**

Dear Sir/Madam:

Enclosed please find the following:

1. Original executed Articles of Incorporation of Palm Greens Community Association, Inc., a Florida not-for-profit corporation.
2. Check made payable to the "Florida Department of State" in the amount of \$70.00 to cover the filing fee and designation of registered agent.

Please file the attached Articles of Incorporation immediately. If there are any delays in processing the Application, please contact the undersigned immediately.

Very truly yours,

SACHS SAX CAPLAN



Jeffrey Wolfe, Esq.

Enclosures

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**ARTICLES OF INCORPORATION  
OF  
PALM GREENS COMMUNITY ASSOCIATION, INC.  
(A Florida Not For Profit Corporation)**

**ARTICLE I  
Name**

The name of this corporation is PALM GREENS COMMUNITY ASSOCIATION, INC. (the "Association").

**ARTICLE II  
Corporate Nature**

The Association is a not for profit corporation organized pursuant to the Florida Not For Profit Corporation Act set forth in Chapter 617 of the Florida Statutes.

**ARTICLE III  
Address**

The address of the principal office and the mailing address of the Association shall be:

5801 Via Delray  
Delray Beach, FL 33484

**ARTICLE IV  
Duration**

The period of the duration of the Association is perpetual unless dissolved according to law.

**ARTICLE V  
Purpose**

The general nature and objects of this Association are:

1. To organize and coordinate a united, viable federation of condominium associations within the Palm Greens community, which shall include the following associations: Number 1 Condominium Association - Palm Greens at Villa Del Ray, Inc., Number 2 Condominium Association - Palm Greens at Villa Del Ray, Inc., and Palm Greens at Villa Del Ray, Recreation Condominium Association, Inc., all Florida not for profit corporations (collectively, the initial "Members"), for the purpose of carrying out the common goals, objectives and purposes of the Members.

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2. Providing a united effort by the Members for the fulfillment of their rights under their respective declarations of condominium and supportive documentation, and the protection of those rights insofar as they relate to the common elements of the Members and other properties historically utilized and enjoyed by the residents of the Palm Greens community including, but not limited to, the adjacent golf course.

3. Protecting the aforementioned rights under Palm Beach County Regulations and applicable State and Federal Statutes, as well as the Florida and United States Constitutions.

4. Negotiating, dealing and consulting with the owners of and/or developers of the adjacent golf course for the purpose of protecting the values of the Members' residents' homes and quality of life of the residents of the Palm Greens community.

5. To enter into all contracts to carry out the purposes of the Association, including, but not limited to, contracts for any required insurance and professional services.

6. To use and expand the monies collected by the Association to effectuate the purposes and powers of the Association.

## **ARTICLE VI**

### **Powers**

The Association shall have the following powers which shall be governed by the following provisions:

A. The Association shall have all of the common law and statutory powers of a corporation not-for-profit and all powers set forth in Florida Statutes Chapter 617 (as may be amended, modified, restated or supplemented from time to time) which are not in conflict with or limit the terms of these Articles.

B. The Association shall have all of the powers reasonably necessary to implement the purposes of the Association.

## **ARTICLE VII**

### **Members**

The Association shall initially have the following Members:

Number 1 Condominium Association-Palm Greens at Villa Del Ray, Inc.  
5801 Via Delray  
Delray Beach, FL 33484

Number 2 Condominium Association-Palm Greens at Villa Del Ray, Inc.  
5801 Via Delray  
Delray Beach, FL 33484

Palm Greens at Villa Del Ray, Recreation Condominium Association, Inc.  
5801 Via Delray  
Delray Beach, FL 33484

**ARTICLE VIII**  
**Board of Directors**

The affairs of the Association shall be managed by a Board of Directors consisting of three (3) Directors. Each Member shall be entitled to appoint one (1) Director of the Association. The initial Directors of the Association shall be as follows:

Susan Hermon  
5801 Via Delray  
Delray Beach, FL 33484

David Zimmer  
5801 Via Delray  
Delray Beach, FL 33484

Thomas Aldrich  
5801 Via Delray  
Delray Beach, FL 33484

Each Member may replace its appointed Director from time to time by providing written notice to the other Members.

Directors shall serve with no compensation; provided, however, the Board of Directors may authorize reimbursement of expenses incurred by Directors in conjunction with the Association's business or other approved activities directly related to the Association's purposes.

Nothing herein shall be construed to preclude any Director from receiving compensation for serving the Association in any other capacity and receiving compensation therefore.

**ARTICLE IX**  
**Amendment**

Amendment of these articles shall require the approval of a two-thirds (2/3) vote of the Board of Directors at a meeting of the Board. At least thirty (30) days prior to the

Board meeting, the text of any proposed amendments shall be furnished to the Directors of the Association.


**ARTICLE X**  
**Registered Agent**

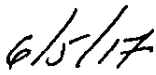
The street address of the registered office in the State of Florida is Sachs Sax Caplan, P.L., 6511 Broken Sound Parkway NW, Suite 200, Boca Raton, FL 33487, 32301, and the name of the registered agent at such office is Peter S. Sachs.

**ARTICLE XI**  
**Incorporator**


The name and address of the sole incorporator is Peter S. Sachs, c/o Sachs Sax Caplan, P.L., 6511 Broken Sound Parkway NW, Suite 200, Boca Raton, FL 33487.

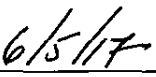
Having been named as registered agent to accept service of process for the above stated corporation at the place designated in this certificate, I am familiar with and accept the appointment as registered agent and agree to act in this capacity.

  
\_\_\_\_\_  
Signature of Peter S. Sachs, as  
Registered Agent

  
\_\_\_\_\_  
Date

I submit this document and affirm that the facts stated herein are true. I am aware that any false information submitted in a document to the Department of State constitutes a third degree felony as provided for in Section 817.155 of the Florida Statutes.

  
\_\_\_\_\_  
Signature of Peter S. Sachs, as  
Incorporator

  
\_\_\_\_\_  
Date

RECEIVED  
JUN 7 2017

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