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FLORIDA PROFIT/NON PROFIT CORPORATION
REGATTA LANDING DOCK SLIP ASSOCIATION, INC.

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**ARTICLES OF INCORPORATION
OF
REGATTA LANDING DOCK SLIP ASSOCIATION, INC.
A Corporation Not For Profit**

The undersigned hereby submits these articles for the purpose of forming a not-for-profit corporation under Chapter 617, Florida Statutes, and certifies as follows:

**ARTICLE I
Corporate Name**

The name of the corporation is Regatta Landing Dock Slip Association, Inc. (hereinafter the "**Dock Slip Association**").

**ARTICLE II
Address**

The initial mailing address of the Dock Slip Association shall be 825 Coral Ridge Drive, Coral Springs, Florida 33027. The principal office of the Dock Slip Association shall be located at the mailing address or at such other place as may be subsequently designated by the Board.

**ARTICLE III
Not for Profit**

The Corporation is a not-for-profit corporation under the laws of the State of Florida. The Corporation is not formed for pecuniary profits. No part of the income or assets of the Corporation is distributable to or for the benefit of its members, directors, trustees or officers, except to the extent permissible under law.

**ARTICLE IV
Purpose and Powers of the Dock Slip Association**

The specific purpose for which the Dock Slip Association is formed is to provide for the maintenance, preservation, and repair of the Dock Slips, Docks, and Common Areas (as defined in the Declaration of Covenants, Conditions and Restrictions for Regatta Landing Dock Slips, as amended from time to time, referred to hereinafter as the "**Declaration**") according to the provisions of the Declaration. All capitalized terms used in these Articles of Incorporation not otherwise specifically defined herein shall have the same meanings as are ascribed thereto in the Declaration.

The Dock Slip Association shall have all of the powers necessary to implement the purposes of the Dock Slip Association as set forth in the Declaration, including, without limitation, the following:

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(a) To exercise all of the common law and statutory powers of a corporation not for profit organized under the laws of the State of Florida that are not in conflict with the terms of the Declaration, these Articles or the Bylaws of the Dock Slip Association.

(b) To exercise all of the powers and privileges and to perform all of the duties and obligations of the Dock Slip Association as set forth in the Declaration, and as the same may be amended from time to time as therein provided, said Declaration being incorporated herein by reference as if set forth in its entirety.

(c) To fix, levy, collect and enforce payment by any lawful means, all charges or assessments pursuant to the terms of the Declaration; to pay all expenses in connection therewith and all other expenses incident to the conduct of the business of Dock Slip Association, including but not limited to all licenses, taxes or governmental charges levied or imposed against the property of the Dock Slip Association.

ARTICLE V Membership

Each Dock Slip Licensee must also be an Eligible Unit Owner; provided, however, membership in the Dock Slip Association is separate and distinct from membership in any other association. No person except an Eligible Unit Owner is entitled to membership in the Dock Slip Association. Membership shall be appurtenant to and may not be separated from any Dock Slip License.

The qualification of members, the manner of their admission to and termination of membership, and voting by members shall be as follows:

(a) All Dock Slip Licensees from time to time shall be members of the Dock Slip Association, and no other Persons shall be entitled to membership.

(b) Each Dock Slip Licensee shall become a member of the Dock Slip Association automatically upon and simultaneously with issuance of a Dock Slip Certificate. Membership in the Dock Slip Association may not be transferred separate and apart from a re-issuance of a Dock Slip Certificate for such Dock Slip. Membership in the Dock Slip Association shall terminate upon conveyance or transfer of the Dock Slip License, whether voluntary or involuntary; provided, that all transfers shall require the prior written approval of the Dock Slip Association.

(c) The interest of a member in the funds and assets of the Dock Slip Association cannot be assigned, hypothecated, transferred or encumbered in any manner, except as an appurtenance to the Dock Slip(s) used by such member. The funds and assets of the Dock Slip Association shall be expended, held or used only for the benefit of the membership and for the purposes authorized herein, in the Declaration, and in the Bylaws.

(d) On all matters on which the membership shall be entitled to vote, there shall be one (1) vote appurtenant to each Dock Slip Certificate. If a Dock Slip Licensee holds more than one (1) Dock Slip Certificate, the Dock Slip Licensee shall be entitled to one (1) vote for each Dock Slip Certificate held.

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ARTICLE VI Board of Directors

The affairs of the Dock Slip Association shall be managed and governed by a Board consisting of at least three (3) Directors, who need not be members of the Dock Slip Association and who shall be elected in accordance with these Articles and the Bylaws. The number of Directors may be changed by amendment of the Bylaws of the Dock Slip Association, but shall never be less than three (3). The names and addresses of the persons who are to act in the capacity of Directors until the selection of their successor are:

<u>Name</u>	<u>Address</u>
Chris Hasty	825 Coral Ridge Drive Coral Springs, Florida 33071
Justin Cook	825 Coral Ridge Drive Coral Springs, Florida 33071
John Mirabile	825 Coral Ridge Drive Coral Springs, Florida 33071

ARTICLE VII Officers

The affairs of the Dock Slip Association shall be administered by a President, a Vice-President, a Secretary and a Treasurer and such other Officers as may be designated from time to time by the Directors. The Officers shall be elected or designated by the Board at its first meeting following the annual meeting of the members of the Dock Slip Association. The names and addresses of the Officers who shall serve until their successors are elected or designated by the Board are as follows:

President:	Chris Hasty
Vice President/Secretary:	Justin Cook
Treasurer:	John Mirabile

ARTICLE VIII Indemnification

Every Director and every Officer of the Dock Slip Association, and every member of the Dock Slip Association serving the Dock Slip Association at its request, shall be indemnified by the Dock Slip Association against all expenses and liabilities, including counsel fees, reasonably incurred by or imposed upon such person in connection with any proceeding or any settlement of any proceeding to which he may be a party or in which he may become involved by reason of his being or having been a Director or Officer of the Dock Slip Association, or by reason of his having served the Dock Slip Association at its request, whether or not he is a Director or Officer

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or member serving the Dock Slip Association at the time such expenses or liabilities are incurred, except when the Director, Officer or member serving the Dock Slip Association is adjudged guilty of willful misfeasance or malfeasance in the performance of his duties; provided that in the event of a settlement before entry of judgment, the indemnification shall apply only when the Board approves such settlement and reimbursement as being in the best interest of the Dock Slip Association. The foregoing right of indemnification shall be in addition to and not exclusive of all other rights to which such Director, Officer or member serving the Dock Slip Association may be entitled.

ARTICLE IX
Registered Office and Registered Agent

Justin Cook, whose address is 825 Coral Ridge Drive, Coral Springs, FL 33071, is hereby appointed the initial registered agent of this Dock Slip Association and his said address is designated as the initial registered office of the Dock Slip Association.

ARTICLE X
Dissolution

The Dock Slip Association may be dissolved upon assent by voting members holding not less than seventy-five percent (75%) of the total number of votes of all voting members, pursuant to 617.1402, Florida Statutes; provided, however, so long as Declarant is a member of the Dock Slip Association, Declarant's written consent shall be required prior to any dissolution.

ARTICLE XI
Term

The term of the Dock Slip Association shall be perpetual.

ARTICLE XII
Amendments

Prior to the Turnover Date, the Declarant shall have the right to amend, change, delete or add to these Articles at any time and from time to time as it deems appropriate, without the joinder or consent of any Person whatsoever. After the Turnover Date, these Articles may be amended by an affirmative vote of at least seventy-five percent (75%) of the members, whether meeting as members or by instrument in writing signed by them.

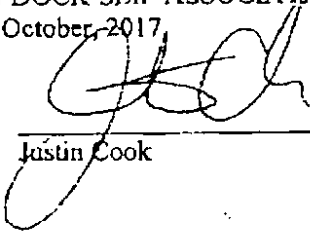
ARTICLE XIII
Incorporator

The name and address of the incorporator of the Condominium Association is Justin Cook, whose address is 825 Coral Ridge Drive, Coral Springs, FL 33071.

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IN WITNESS WHEREOF, the above mentioned incorporator has executed these Articles of Incorporation of REGATTA LANDING DOCK SLIP ASSOCIATION, INC., a not-for-profit Florida corporation, as of the 24th day of October, 2017.


Justin Cook

ACCEPTANCE OF APPOINTMENT AS REGISTERED AGENT

Having been named as the registered agent and to accept service of process for the above-stated Florida corporation not-for-profit, at the place designated in these Articles, Justin Cook, hereby accepts the appointment as registered agent and agrees to act in this capacity. Justin Cook further agrees to comply with the provisions of all statutes relating to the proper and complete performance of its duties, and is familiar with, and accepts, the obligations of the position as registered agent as provided for in Chapter 617, Florida Statutes.

By. 

Justin Cook

Date. as of the 24th day of October, 2017

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