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**AMENDED AND RESTATED
ARTICLES OF INCORPORATION
OF
DCP OWNERS ASSOCIATION, INC.**

The undersigned, pursuant to the provisions of Florida Statutes Sections 607.1006, 607.1007, 607.0704 and 607.0821 of the Florida Business Corporation Act, adopts the following Amended and Restated Articles of Incorporation (the "Amended and Restated Articles of Incorporation") of DCP OWNERS ASSOCIATION, INC., a not-for-profit corporation duly organized and existing under the laws of the State of Florida as filed with the Florida Department of State on July 23, 2018 (the "Corporation"), and confirms that such Amended and Restated Articles of Incorporation were duly adopted by written consent of the Board of Directors of the Corporation on December 12, 2018.

ARTICLE I. NAME

The name of the corporation is DCP OWNERS ASSOCIATION, INC.

ARTICLE II. REGISTERED AGENT

The street address of the initial registered agent of the Corporation is 101 NE 3rd Avenue, Suite 401, Fort Lauderdale, FL 33301 and the name of the initial registered agent of the Corporation at that address, who is authorized to receive service of process Ivy Quorum Property, LLC c/o Ivy Realty.

ARTICLE III. PRINCIPAL AND MAILING ADDRESS; TERMS USED

The principal place of business and mailing address of the Corporation is c/o Ivy Realty, 101 NE 3rd Avenue, Suite 401, Fort Lauderdale, FL 33301. The Corporation may maintain offices and transact business in such places, within or outside the State of Florida, as may from time to time be designated by the Board of Directors. All terms used in these Articles of Incorporation shall have the meanings ascribed to them in that certain Declaration of Covenants, Easements and Restrictions for Deerfield Commerce Park.

ARTICLE IV. PURPOSE AND POWERS

A. The Corporation is organized as a not for profit corporation for the purpose of operating as a not-for-profit corporation pursuant to Chapter 617, Florida Statutes, and to provide for the maintenance, preservation and architectural control of all improvements on the property and the common areas all within that certain tract of land located at Deerfield Commerce Park, 602-668 South Military Trail, Deerfield Beach, Florida (the "Property"). This Corporation may engage in only activities permitted under the laws of the State of Florida and the United States of America.

B. As a means and incidental to accomplishing the purpose for which this Corporation is being operated, it shall have such powers which now are or which hereafter may be conferred by law upon a corporation organized for the purposes hereinabove set forth or

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necessary or incidental to the powers so conferred or conducive to the attainment of the purposes of the Corporation, subject to such limitations as are or may be prescribed by laws.

Further, the Corporation shall have the following authority and powers:

To exercise all of the powers and privileges and to perform all of the duties and obligations of the Corporation as set forth in the Articles of Incorporation and the Bylaws;

To fix, levy, collect and by any lawful means enforce payment of all assessments, and to pay all common expenses in connection therewith;

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 or any improvements thereon in connection with the affairs of the Corporation;

To enter into contracts;

To adopt rules and regulations for the use of common areas;

To sue and to be sued and to pursue legal or equitable actions;

To obtain and maintain policies of insurance necessary to protect the Corporation, its Directors and common areas;

To maintain, repair, replace, operate and manage the common areas;

To exercise architectural control over improvements within the Property; and

To have and to exercise any and all powers, rights and privileges which a corporation organized under the laws of the State of Florida may now or hereafter have or exercise.

ARTICLE V. MEMBERSHIP

The Corporation's members shall consist of the Owners of the Lots within the Property. All rights granted to members under law shall be vested in the Directors.

ARTICLE VII. BOARD OF DIRECTORS

The affairs of this Corporation shall be managed by a board of directors ("Board of Directors"), and the Directors shall be elected in the manner as set forth in the bylaws of the Corporation ("Bylaws"). The number of directors of the Corporation ("Directors") shall be no less than three (3). The names and addresses of the initial Directors of the Corporation, who shall serve until their successors are elected and qualified, or until their earlier deaths, resignations or removals, are:

Name

Address

Russell F. Warren, Jr.

c/o Ivy Realty

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Anthony P. DiTommaso, Jr.
Raymond Nafash
101 NE 3rd Avenue, Suite 401
Fort Lauderdale, FL 33301
c/o Ivy Realty
101 NE 3rd Avenue, Suite 401
Fort Lauderdale, FL 33301
c/o Ivy Realty
101 NE 3rd Avenue, Suite 401
Fort Lauderdale, FL 33301

While Ivy Quorum Property, LLC owns any portion of the Property, it shall have the right to appoint all Directors. Thereafter, the Owner of each Lot within the Property has the right to appoint one (1) Director.

ARTICLE VIII. TERM OF EXISTENCE

The Corporation shall have perpetual existence, commencing with the filing of these Articles of Incorporation with the Florida Department of State.

ARTICLE IX. LIMITATIONS ON CORPORATE POWER

The corporate powers of the Corporation are as provided in Section 617.0302, Florida Statutes. The Corporation shall be authorized and empowered to pay reasonable compensation for services rendered and to make payments and distributions in furtherance of the purposes set forth in Article IV hereof.

ARTICLE X. BYLAWS

The Bylaws of this Corporation shall be adopted by the first Board of Directors, which Bylaws may be altered, amended, modified or appealed in the manner set forth in the Bylaws.

ARTICLE XI. AMENDMENTS

The Board of Directors, by majority vote, shall have the right to amend or repeal any of the provisions contained in these Articles or any amendments hereto. Amendments to these Articles need only be filed with the Secretary of State.

ARTICLE XII. INDEMNIFICATION

This Corporation shall indemnify any and all of its directors, officers, employees or agents, or former directors to the extent permitted by law. This indemnification shall include, but not be limited to, the expenses, including the cost of any judgments, fines, settlements and counsel's fees, actually and necessarily paid or incurred in connection with any action, suit or proceeding, whether civil, criminal, administrative or investigative, and any appeals thereof, to which any such individual or his legal representative may be made a party or may be threatened to be made a party by reason of his or her being or having been a director, officer, employee or

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agent, as herein provided. This right of indemnification shall not be inclusive of any other rights to which any such individual may be entitled as a matter of law or which he may be lawfully granted. It shall be the obligation of the Corporation to obtain and keep in force a policy of officers' and directors' liability insurance.

IN WITNESS WHEREOF, the undersigned has executed these Amended and Restated Articles of the Corporation on this 12th day of December, 2018.

A handwritten signature in black ink, appearing to read "Raymond Nafash", written over a horizontal line.

Raymond Nafash