Gunster, Yoakley, Criser & Stewart, P. A.

ATTORNEYS AT LAW PHILLIPS POINT, SUITE 500 777 SOUTH FLASULA DRIVE P.O. BOX 4507

WEST PALS BEACH, FLORIDA 33402-4587 TELEPHONE (305) 6554980

> OFFICES IN WEST PALM BEACH, FLORIDA BOCA RATON, FLORIDA STUART, FLORIDA

TELEX NUMBER: 80-7227 CABLE ADDRESS: GUN YOAK PABH TELECOPT NUMBER: (305) 655-5677

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Corporate Records Bureau Division of Corporations Department of State Post Office Box 6327 Tallahassee, Florida 32314

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Cambridge at Aberdeen Homeowners Association, Inc.

Gentlemen:

DAVID P. ACRERMAN
JACK J. AITALO
PETER J. ALORICH
ALAR E. MOROUR, B
JEARY F. ARON
G. INNABA BANER, W
T. WISTRAY BATTLE, JR
4DINCTH'S BEALL JR
00517F, HARE REFIDERS
DO'ALD J. BUTTENHULLER, JR
W. MARTIN BONAN
JAMES BENNED
L. DEBORAN F. BUATTI
DONA S. CAMPBELL, W
JOHN T. CARNODY JR
WICHMAN C. CHEZRY
JOHN COMBETT
FAILW A. COMBINIEL, JR
LING F. CRIPPEN
G. JOSEPH CURREY
LEF B. DAVID

G JOSEPH CURREY
LET B, DAND
THOMAS U DECURLO
STEVDI G DELL
W GLENN DEPPSEY
MARA TERESA GHASQUALE
EDWARB DOWNEY
LUGH E DUNSTON
ROSEITH A GRAMA
DANIEL A HANLET
DENNIS W HOLLER
PALL K, HANCE
ROCHARD, HOLT
THOMAS P, HUNT
ROTH H, HONOSE
ROBERT S, RRAHLE
SOOTT J, LUNN, JR
SOOTT J, LUNN, JR
MARK T, LUTTER

HAPA T, LUTTIER

Enclosed are the original and a duplicate copy of the Articles of Incorporation and the Registered Agent form for the captioned nonprofit corporation.

The orignal is to be filed in your office and the copy certified and returned to this offce. Also enclosed is our firm check in the amount of \$38.00 for:

Receiving, filing and indexing Articles of Incorporation \$30.00 Certified copy of Articles of Incorporation 5.00 Registered Agent Feel ACRES -3.00 \Box \$38.00

Please telephone me 1200 His any reason why the Articles will be filed immediately 7000 Williams of the filed immediately 7000 Williams Name be Filed Availability Very truly yours, 96146 Document Examiner LWUpdater Judith J. Cook 011 ป๋าตล:er Legal Assistant Verifyer Ackgowdedgamests(ν **β.687** γσ

ARTICLES OF INCORPORATION

OF.

CAMBRIDGE AT ABERDEEN

HOMEOWNERS ASSOCIATION, INC.,

(A corporation not for profit)

The undersigned hereby executes these Articles of Incorporation for the purpose of forming a corporation not for profit under Chapter 617 (Part I) (1985) of the Florida Statutes (the "Florida Not For Profit Corporation Act") and certifies as follows:

ARTICLE I

NAME

The name of the corporation shall be CAMBRIDGE AT ABERDEEN HOMEOWNERS ASSOCIATION, INC., hereinafter referred to as, the "Association" and its duration shall be perpetual.

ARTICLE II

PURPOSE

The purpose for which the Association is organized is too engage as a non-profit organization in protecting the walue of the property of the Members of the Association, to exercise all the powers and privileges and to perform all of the duties and obligations of the Association, as defined and set forth in that certain Declaration of Covenants and Restrictions for Cambridge at Aberdeen (the "Declaration") to be recorded in the office of the Clerk of the Circuit Court in and for Palm Beach County, Florida, including the establishment and enforcement of payment of charges and Assessments contained therein, and to engage in such other lawful activities as may be to the mutual benefit of the Members and their property. All terms used herein which are defined in the Declaration shall have the same meaning herein as therein.

ARTICLE III

POWERS

The powers of the Association shall include and be governed by the following provisions:

Section 1. Common Law and Statutory Powers. The Association shall have all of the common law and statutory powers of a corporation not-for-profit which are not in conflict with the terms of these Articles and the Declaration.

Section 2. Necessary Powers. The Association shall have all of the powers reasonably necessary to implement its purpose, including, but not limited to, the following:

- A. To operate and manage the Common Property in accordance with the surpose and intent contained in the Declaration;
- $B_{\rm c} = B_{\rm c}$. To make and collect Assessments against Members to defray the Common Expenses;

- C. To use the proceeds of Assessments in the exercise of its powers and duties;
- D. To maintain, repair, replace and operate the Common Property and the Lake Easements and to mow the lawns of each Lot;
- E. To reconstruct improvements upon the Property after casualty and to further improve the Property;
- F. To make and amend By-Laws for the Association and regulations respecting the use of the Property;
- ${\sf C}$. To pay all taxes and other ammessments which are liens against the Common Property.
- H. To enforce by legal means the provisions of the Declaration, these Articles, the By-Laws and the Rules and Regulations for the use of the Property;
- To establish and maintain a reserve fund, in accordance with the provisions of the Declaration.
- J. To bring suit and to litigate on behalf of the Association, the Members and the Owners; provided, however, that except as specifically set forth in this Paragraph J, the Association shall not have the power to bring suit or to litigate on behalf of the Association, the Members or the Owners without the express prior written consent of at least seventy-five percent (75%) of the Owners. The foregoing restriction shall not apply to suits or litigations brought on behalf of the Association in order to collect assessments, enforce liens, bring injunctive action or to otherwise enforce the Declaration, the Articles of Incorporation, the By-Laws, or the Rules and Regulations promulgated by the Association nor shall this restriction apply to the Association's defense of any suits or litigation brought against the Association.
- K. To provide for management and maintenance and to authorize a management agent to assist the Association in carrying out its powers and duties by performing such functions as the collection of Assessments, preparation of records, enforcement of rules and maintenance of the Common Property and to mow the lawns of each Lot. The Association shall, however, retain at all times the powers and duties granted it by common law, Florida Statutes and local ordinances including, but not limited to, the making of Assessments, the promulgation of rules, and the execution of contracts on behalf of the Association.
- L. To possess, enjoy and exercise all powers necessary to implement, enforce, and carry into effect the powers above described, including the power to acquire, hold, convey, and deal in real and personal property.
- Section 3. Funds and Title to Properties. All funds and title to all properties acquired by the Association and the proceeds thereof shall be held only for the benefit of the Members in accordance with the provisions of the Declaration. No part of the income, if any, of the Association shall be distributed to the Members, directors, or officers of the Association.
- Section 4. <u>Limitations</u>. The powers of the Association shall be subject to and be exercised in accordance with the provisions of the Declaration.

ARTICLE IV

MEMBERSHIP

Qualification for, and admission to, membership in the Association shall be regulated by the Declaration and the By-Laws of the Association.

ARTICLE V

BOARD OF DIRECTORS

The affairs of the Association shall be managed by a Board of Directors consisting of not less than three (3) nor more than nine (9) directors. Until such time as Developer relinquishes control of the Association, as described in the Declaration, Developer shall have the right to appoint all members of the Board of Directors and to approve the appointment of all officers of the Association and no action of the membership of the Association shall be effective unless, and until, approved by the Developer. Further, until turnover of control by Developer, as aforesaid, no director or officer need be a Member of the Association; thereafter, all directors and officers must be Members of the Association except such directors as are appointed by the Developer, as provided herein. The number of directors constituting the initial Board is three (3) and they shall serve until such time as Developer relinquishes control of the Association or until replaced by Developer. Commencing with the first annual meeting of Members following the date on which Developer relinquishes control of the Association, the directors shall be elected by the Members of the Association at the annual meeting. The Developer shall be entitled at any time, and from time to time, to remove or replace any director originally appointed by the Developer. The Developer may waive or relinquish in whole or in part any of its rights to appoint any one or more of the directors it is entitled to appoint. The following persons shall constitute the initial Board of Directors:

Name	Address
John Rymer	4965 Le Chalet Boulevard Boynton Beach, Florida 33437
Franzel Alexander	4965 Le Chalet Boulevard Boynton Beach, Plorida 33437
Jeffrey S. Elsner	4965 Le Chalet Boulevard Boynton Beach, Florida 33437

ARTICLE VI

OFFICERS

Officers shall be elected by the Board of Directors at the annual meetings of the Directors, as provided in the By-Laws. Until such time as Developer relinquishes control of the Association, as provided in the Declaration, however, Developer shall have the right to approve all of the Officers elected. The initial officers shall consist of a President, Vice President, Secretary, Treasurer and Representative to Master Association. The following persons shall serve as Officers until the first election:

: Name	Title
John Rymer	President
Franzel Alexander	Vice-President
Jeffrey S. Elsner	Secretary

Jeffrey S. Elsner

Treasurer

John Rymer

Representative to Master Association

ARTICLE VII

INDEMNIFICATION OF OFFICERS AND DIRECTORS

Every Director and Officer of the Association shall be indemnified by the Association as provided in the Declaration.

ARTICLE VIII

INCORPORATOR

The name and address of the incorporator of the Association is:

Name

Address

MICHELLE C. WILKINSON, ESQ.

Phillips Point, Suite 500 777 South Flagler Drive West Palm Beach, Plorida 33401-6194

ARTICLE IX

BY-LAWS

The By-Laws of the Association may be adopted, amended, altered or rescinded as provided therein; provided, however, that at no time shall the By-Laws conflict with these Articles of Incorporation or the Declaration, and provided further that no amendment, alteration or rescission may be made which affects the rights or privileges of any Current Mortgagee, without the express prior written consent of the Current Mortgagee so affected. Until such time as Developer relinquishes control of the Association, no amendments to the By-Laws shall be effective unless Developer shall have joined in and consented thereto in writing. Any attempt to amend, alter or rescind contrary to these prohibitions shall be of no force or effect.

ARTICLE X

AMENDMENTS

These Articles of Incorporation of the Association may be amended, altered or rescinded as provided in the Florida Not For Profit Corporation Act, provided however, that no such amendments shall conflict with the terms of the Declaration, or adversely affect the rights of Developer, without Developer's prior written approval; and provided further that no amendment, alteration or rescission may be made which affects the rights or privileges of any Current Mortgagee, without the express prior written consent of the Current Mortgagee so affected. Any attempt to amend, alter or rescind contrary to these prohibitions shall be of no force or effect.

ARTICLE XI

REGISTERED AGENT AND REGISTERED OFFICE

The name of the initial registered agent shall be JEFFREY S. FLANER and the street address of the registered office of the Association shall be 4965 Le Chalet Boulevard, Boynton Beach, Florida 33437. The Association shall have the right to designate subsequent registered agents without amending these Articles of Incorporation.

IN WITNESS WHEREOF, the incorporator has executed these Articles of Incorporation at Palm Beach County, Florida, this 30 day of December , 1986.

Signed, sealed and delivered in the presence of:

Yuve M. Choudler

Michelle C. WILKINSON, ESQ.

STATE OF FLORIDA

) s

COUNTY OF PALM BEACH

The foregoing Articles of Incorporation were acknowledged before me this 30^{ln} day of 1986, by MICHELLE C. WILKINSON, ESQ., the incorporator named therein.

(NOTARY SEAL)

Notary Public

State of Plorida at Large

ACCEPTANCE BY REGISTERED AGENT

Having been named to accept service of process for the above named corporation at the place designated in these Articles of Incorporation, I hereby agree to act in this capacity, and agree to comply with the provision of Chapter 48.091, Florida Statutes, relative to keeping said office open for service of process.

JEBFREY/S. ELSNER Registered Agent

> ALLANASSE, EL SECRETARY DE MA

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ALEXANDER, FRANZEL	V/0	4965 LE CI	HALST BLVD.		BOYNTON BEACH,	FL.		
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Jeffey S. Elsner

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Flaner, Jeffrey S.

CERTIFICATE OF STATUS DESIRED

Secretary/Treas./Dir.

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June 1, 1989

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CORPORATION



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"File Now. Filing Fee after May 1 is \$235.00

CORPORATION ANNUAL REPORT 1993



FLORIDA DEPARTMENT OF STATE Am Smith Shoretony of State DIVISION OF CORFORATIONS APPROVED .AND FILED

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SECRETARY OF STATE TALLAHASSEE, FLORICA

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S. CAMBRIDGE AT ABERDEEN HOMEOWNERS ASSOCIATION, I

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DATE: 2/26/93

Print/Type Name of Signing Officer or Director

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CAMBRIDGE AT ABERDEEN HOMPOWNERS ASSOCIATION, INC.

FEI #59-2761399

ADDDITIONAL DIRECTOR:

ROSOFF, MYRNA 7019 BITTERBUSH PLACE BOYNTON BEACH, FL 33437

LAW OFFICES ST. JOHN, KING & DICKER 90111: 600 HOO AUSTRALIAN AVERUE SOUTH WEST PALM BEACH, FLORIDA 33401 TELEPHONE 14071 655-8004 NHOU TE DIVAG TELECOPIER (407) 659-0850 WM, REEVES KING EDWARD DICKER LOUIS CAPLAN GEORGE SCHWIND ROSS FIRTELL. E. TODO SAULE JAMES N. KRIVOK ÜEFFREY H. GLYMAN 7000001282177 -91/17/15--01142--016 -++++35.00 -++++35.00 Florida Secretary of State Division of Corporations P. O. Box 6327 Tallahassee, Florida 32314 RE: ARTICLES OF AMENDMENT TO ARTICLES OF INCORPORATION FOR CAMBRIDGE AT ABERDEEN HOMEOWNERS ASSOCIATION, INC. To Whom It May Concern: Enclosed please find Articles of Amendment to the Articles of Incorporation for Cambridge at Aberdeen Homeowners Association, Inc. Please accept said Articles of Amendment for filing and return to the undersigned. Also, enclosed is the firm's check in the amount of \$35.00 to cover the filing fees. Should you have any questions or comments, please hot hesitate to contact me. Very)truly yours, Kathleen A. Jones Legal Assistant ;:kj ; Enclosures 0234k101.001

ARTICLES OF AMENDMENT TO THE ARTICLES OF INCORPORATION OF CAMBRIDGE AT ABERDEEN HOMEOWNERS ASSOCIATION, INC.

Pursuant to the provision of Chapter 617, Florida Statutes, the undersigned Corporation adopts the following Articles of Amendment to its Articles of Incorporation.

FIRST: The name of the corporation is: CAMBRIDGE AT ABERDEEN HOMEOWNERS ASSOCIATION, INC.

SECOND: The following Amendment to the Articles of Incorporation was adopted by the corporation:

SEE ATTACHED

	cles of Incorporation was adopted by the Board of Directors 1994 pursuant to FS 617.1002 (b). No members of the vote on the Amendment.
Dated June 27 , 1994. WITNESSES: Sign: Christine McElroy Print: Christine McElroy Sign: Ann Holden STATE OF FLORIDA) COUNTY OF PALM BEACH)	CAMBRIDGE AT ABERDEEN HOMEOWNERS ASSOCIATION, INC. By: Matheway President By: Matheway Secretary Secretary Secretary President Secretary
Association, Inc., and Gloria Marion N/A identification and who foregoing instrument and scknowledged to an	Melzer, President of Cambridge At Aberdeen Homeowners, Secretary, known to me or who has produced did take an oath, to be the individual who executed the defere me that he executed such instrument as President rate authority, and that said instrument is the free set and

NOTARY PUBLIC
Signification & Research to C

Print Linda B. Rosenthal

State of Florida at Large My Commission Expires:

This instrument prepared by: George Schwind; Eaquira BT. JOEN, KING. & DICKER 500, Australian Avenue 8., Suite 500 West: Palm Beach, Plorida 33401 (407) 655-8994

deed of the Association.

23410105.20c

NOTARY PUBLIC, SEATO OF PLOBIBA, MY COMMUNICATION, SEATO OF PLOCE 25, 1995, BUNDED THE BRITARY PUBLIC PROFESSIONS.

EXHIBIT "A"

AMENDMENT TO THE ARTICLES OF INCORPORATION FOR CAMBRIDGE AT ABERDEEN HOMBOWNERS ASSOCIATION, INC.

The original Declaration of Covenants and Restrictions for Cambridge at Aberdeen Homeowners Association, Inc. is recorded in Official Records Book 5166 Page 0688 of the Public Records of Palm Beach County, Florida.

As indicated herein, words <u>underlined</u> are added and words struck through are deleted.

Article III.D of the Articles of Incorporation for Cambridge at Aberdeen Homeowners Association, Inc. shall be amended to read as follows:

D. To maintain, repair, replace and operate the Common Property and, the Lake Easements and—te, mow the lawns of each Lot, cleaning of the driveways, walkways and roofs, painting of the exterior of the units, maintenance and painting of the fences and performing other improvements as determined by the Association.

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