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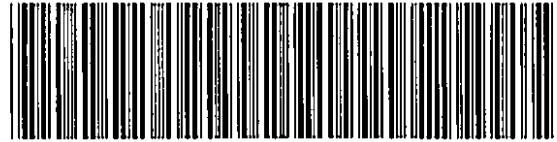
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## COVER LETTER

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

**SUBJECT:** West Oak Estates 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:** Richard G. Coker, Jr., Esq.  
\_\_\_\_\_  
Name (Printed or typed)

1404 S. Andrews Avenue  
\_\_\_\_\_  
Address

Ft. Lauderdale, FL 33316  
\_\_\_\_\_  
City, State & Zip

954-761-3636  
\_\_\_\_\_  
Daytime Telephone number

rgcoker@coker-feiner.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  
WEST OAK ESTATES HOMEOWNERS ASSOCIATION, INC.**

The undersigned hereby associate themselves for the purpose of forming a corporation not-for-profit under Chapter 617, Florida Statutes, and certify as follows:

**ARTICLE I**

The name of the corporation shall be: West Oak Estates Homeowners Association, Inc., which corporation shall hereinafter be referred to as the "Association."

**ARTICLE II  
Purpose**

The purposes and objects of the Association shall be to administer the operation and management of the improvements and common amenities to be located on certain property in Broward County, Florida, legally described as:

See **Exhibit "A"** attached hereto

("Property").

Such operation and management shall be in contemplation of and pursuant to the Declaration of Covenants and Restrictions of West Oak Estates ("Declaration of Covenants and Restrictions"), as the same are recorded in the Public Records of Broward County, Florida. The Association shall own, operate, lease, sell, trade and otherwise deal with such property, whether real or personal, as may be necessary or convenient in the administration of same in order to foster a harmonious living environment for the residents of the nine (9) single-family homes ("Homes") to be constructed on the property hereinabove described, hereinafter referred to as the "Property."

**ARTICLE III  
Powers**

The Association shall have the following powers:

1. The Association shall have all of the powers that are reasonably necessary and convenient to implement the purposes of the Association, as hereinabove set forth including, but not limited to, the following:

1.1. To make, establish and enforce reasonable rules and regulations governing the use of the driveways and common amenities pursuant to the Declaration of Covenants and Restrictions.

- 1.2. To make and collect assessments against the members of the Association to defray the costs, expenses and losses incident to the Property and the Association.
- 1.3 To use the proceeds of assessments in the exercise of its powers and duties.
- 1.4 To undertake the maintenance, repair, replacement and operation of the driveways and common amenities of the Property and the property owned or leased by the Association for the benefit of its members.
- 1.5 To purchase insurance upon the Property and insurance for the protection of the Association and its members.
- 1.6 To enforce by legal means the provisions of the Declaration of Covenants and Restrictions, these Articles of Incorporation, the By-Laws of the Association and the rules and regulations for the use of the driveways and common amenities.
- 1.7 To contract for the management, maintenance, repair and replacement of the driveways and common amenities and the Property, in general.
- 1.8 To employ personnel and/or independent contractors necessary to perform the services required for the proper operation of the business of the Association.
- 1.9 To borrow money on behalf of the Association as needed.
- 1.10 All powers set forth in Section 617.0302, Florida Statutes (2017) not otherwise set forth herein.
2. All funds and the titles to all properties acquired by the Association and the proceeds thereof shall be held in trust for the members in accordance with the provisions of the Declaration of Covenants and Restrictions.
3. The Association shall make no distribution of income (in the form of dividends) to its members, directors or officers.
4. The powers of the Association shall be subject to and shall be exercised in accordance with the provisions of the Declaration of Covenants and Restrictions and the By-Laws of the Association.

#### **ARTICLE IV**

##### **Members**

1. The members of the Association shall consist of all of the record owners of the nine (9) Lots and the Homes to be located on the Property.

2. Transfer of membership in the Association shall be established by the recording in the Public Records of Broward County, Florida, of a deed establishing a record title to a Lot and the delivery to the Association of a certified copy of such instrument; and the owner or owners designated by such instrument shall thereby become a member or members of the Association. The membership in the Association of the prior owner or owners shall thereby be simultaneously terminated.

3. The share of a member in the funds and the assets of the Association cannot be assigned, hypothecated and/or transferred in any manner, except as an appurtenance to his or her Lot.

4. The members of the Association, singularly or collectively, shall be entitled to only one (1) vote for each Lot owned by them, respectively. The exact manner of exercising the voting rights when there are two (2) or more owners of a Lot shall be determined by the By-Laws of the Association.

## **ARTICLE V**

### **Directors**

1. The affairs of the Association shall be managed by a Board consisting of the number of directors as shall be determined by the By-Laws of the Association, but such number shall not be less than three (3). In the absence of a determination as to the number of members, the Board of Directors shall consist of three (3) directors.

2. The directors of the Association shall be elected at the annual meeting of the members in the manner determined by the By-Laws. Directors may be removed and vacancies on the Board of Directors shall be filled in the manner provided by the By-Laws.

3. The first election of the directors by the membership of the Association shall be held within three (3) months from the date the developer of the Property, West Oak Estates, LLC ("Developer") shall have conveyed a total of eight (8) Homes to members.

4. The directors herein named shall serve until the first election of the directors by Association members, and any vacancies in their numbers occurring before the first election shall be filled by the remaining directors.

5. The names and addresses of the members of the first Board of Directors who shall hold office until their respective successors are elected and have qualified, or until removed, are as follows:

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RECEIVED  
BROWARD COUNTY  
CLERK OF COUNTY

<u>Name</u>	<u>Address</u>
Stu Pester	7869 NW 17 Place Pembroke Pines, FL 33024
Blake Pester	7869 NW 17 Place Pembroke Pines, FL 33024
Kimberly Pester	7869 NW 17 Place Pembroke Pines, FL 33024

## ARTICLE VI Officers

The affairs of the Association shall be administered initially by the officers named in these Articles of Incorporation. After the Developer has relinquished control of the Board of Directors, the officers shall be elected by the Board of Directors at its first meeting following the annual meeting of the members of the Association, and such officers shall serve at the pleasure of the Board of Directors. The names and addresses of the officers who shall serve until their successors are designated by the Board of Directors elected by the membership of the Association, are as follows:

<u>Name</u>	<u>Office</u>
Stu Pester	President
Blake Pester	Secretary/Treasurer
Kimberly Pester	Vice President

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**ARTICLE VII**  
**Indemnification**

Every director and every officer of the Association shall be indemnified by the Association against all expenses and liabilities, including counsel fees, reasonably incurred by or imposed upon him or her in connection with any proceedings to which he or she may be a party, or in which he or she may become involved, by reason of his or her being or having been a director or officer at the time such expenses are incurred, except in such cases wherein a director or officer is adjudged guilty of willful misfeasance or malfeasance in the performance of his or her duties; provided that in the event of a settlement, indemnification shall apply only when the Board of Directors approves such settlement as being for the best interests of the Association. The foregoing right of indemnification shall be in addition to and not exclusive of all other rights to which such director or officer may be entitled.

**ARTICLE VIII**  
**By-Laws**

The first By-Laws of the Association shall be adopted by the Board of Directors named herein, and the same may be altered, amended or rescinded in the following manner:

1. A resolution adopting a proposed amendment may be proposed by either the Board of Directors or by the members of the Association. Directors and members not present in person or by proxy at the meeting considering the amendment may express their approval in writing, providing such approval is delivered to the Secretary at or prior to the meeting. Except as elsewhere provided, such approval must be by either:

- 1.1 Not less than six (6) of the Owners; or
- 1.2 By all the directors, until the first election of directors.

**ARTICLE IX**  
**Amendments**

Amendments to these Articles of Incorporation shall be proposed and adopted in the following manner:

1. Notice of the subject matter of the proposed amendment shall be included in the notice of any meeting at which a proposed amendment is considered.

2. A resolution approving a proposed amendment may be proposed by either the Board of Directors or by any one or more members of the Association. Directors and members not present in person or by proxy at the meetings considering the amendment may express their respective approvals in writing, provided such approval is delivered to the Secretary of the Association at or prior to the meeting.

3. Except as elsewhere provided, such approvals must be by not less than seven(7) members of the Association.

4. A copy of each amendment to the Articles of Incorporation, as approved, shall be filed with the Office of the Secretary of State and recorded in the Public Records of Broward County, Florida, and the same shall have attached thereto a description of the Property.

5. Notwithstanding the foregoing provisions of this Article IX, until the Developer has relinquished control of the Association as hereinabove provided, no amendments of these Articles shall be adopted or become effective without the prior written consent of the Developer, its successors or assigns.

#### **ARTICLE X Term**

This Association shall have perpetual existence.

#### **ARTICLE XI Incorporator**

The name and post office address of the Incorporator of these Articles of Incorporation is:

Name

Address

Stu Pester

7869 NW 17 Place  
Pembroke Pines, FL 33024

#### **ARTICLE XIII Resident Agent**

The initial resident agent of the Association shall be Stu Pester, whose address is 7869 NW 17 Place, Pembroke Pines, FL 33024.

#### **ARTICLE XIV Initial Address**

The initial address of the Association shall be 7869 NW 17 Place, Pembroke Pines, FL 33024.

19 MAR -8 PM 3:50  
BROWARD COUNTY  
CLERK OF THE COURT



IN WITNESS WHEREOF, the undersigned has hereunto set his hand and seal and acknowledgment to the foregoing Articles of Incorporation this 1 day of March, ~~2017~~ 2019 which Articles shall be filed in the Office of the Secretary of State. CA

Signed, sealed and delivered in the presence of:

Carole Himmel

Witness Signature

Carole Himmel

Print Name

Chris Samardine

Witness Signature

Chris Samardine

Print Name

Stu Pester

Stu Pester, Incorporator

STATE OF FLORIDA :

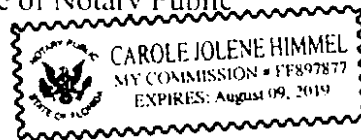
: SS.

COUNTY OF BROWARD :

The foregoing instrument was acknowledged before me this 1 day of March, ~~2018~~ 2019 by STU PESTER, on behalf of the corporation. He is personally known to me and did not take an oath. CA

Carole Himmel

Signature of Notary Public



(Print, type or stamp name of Notary Public and Commission No.)

19 MAR -8 PM 3:50

STATE OF FLORIDA  
DEPARTMENT OF STATE

Certificate Designating Place of Business or  
Domicile for the Service of Process Within This State.  
Naming Agent Upon Whom Process May Be Served  
and Names and Addresses of the Officers and Directors.

The following is submitted, in compliance with Chapter 48.091, Florida Statutes:

West Oak Estates Homeowners Association, Inc., a not-for-profit corporation organized (or organizing) under the laws of the State of Florida, with its principal office at 7869 NW 17 PL, Pembroke Pines, FL 33024, County of Broward, State of Florida, has named Stu Pester, 7869 NW 17 PL, Pembroke Pines, FL 33024, County of Broward, State of Florida, as its agent to accept service of process within this state.

OFFICERS:

NAME/TITLE

SPECIFIC ADDRESS

Stu Pester  
President/Director

7869 NW 17 PL  
Pembroke Pines, FL 33024

Blake Pester  
Vice President/Director

Kimberly Pester  
Secretary-Treasurer/  
Director

By: 

Stu Pester  
(corporate director)

ACCEPTANCE:

I agree as Resident Agent to accept Service of Process; to keep office open during the prescribed hours; to post my name (and any other officers of said corporation authorized to accept service of process at the above Florida designated address) in some conspicuous place in office as required by law.

By: \_\_\_\_\_



Stu Pester  
(Resident Agent)

19110-8-240056