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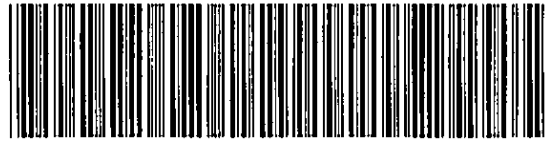
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## COVER LETTER

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

**SUBJECT:** 624 NE 29 DRIVE TOWNHOMES, 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: Lee H. Ballard, Esq.  
\_\_\_\_\_  
Name (Printed or typed)

10100 W. Sample Road, Third Floor  
\_\_\_\_\_  
Address

Coral Springs, FL 33065  
\_\_\_\_\_  
City, State & Zip

954-874-0180  
\_\_\_\_\_  
Daytime Telephone number

law@lceballardlaw.com

E-mail address: (to be used for future annual report notification)

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2020 APR 22 AM 11:33

**NOTE: Please provide the original and one copy of the articles.**

FILED

**ARTICLES OF INCORPORATION  
OF  
624 NE 29 DRIVE TOWNHOMES, INC.**

2020 APR 22 AM 11:33

TALLAHASSEE

THE UNDERSIGNED, for the purpose of forming a corporation not-for-profit under and pursuant to Chapter 617, Florida Statutes, and a homeowners' association under and pursuant to Chapter 720, Florida Statutes, certifies that:

**ARTICLE I  
NAME**

The name of this corporation is 624 NE 29 DRIVE TOWNHOMES, INC. The corporation is sometimes referred to herein as the "Association" or "Corporation."

**ARTICLE II  
DEFINITIONS**

All terms used herein shall have the same meanings as defined in Chapter 720, Florida Statutes, and the Declaration of Covenants and Restrictions for 624 NE 29 DRIVE TOWNHOMES, INC., as recorded in the Official Records of Broward County, Florida ("Declaration"), as may be amended from time to time.

**ARTICLE III  
PRINCIPAL OFFICE AND REGISTERED AGENT**

The principal place of business and mailing address for the Association shall be 624 NE 29 Drive, Unit B, Wilton Manors, Florida, 33334. The initial registered agent of the Association is David Techmanski. The initial registered agent's address for the Association is 624 NE 29 Drive, Unit B, Wilton Manors, Florida, 33334.

**ARTICLE IV  
OBJECTS, PURPOSES AND POWERS**

4.1. This Association is a corporation not-for-profit.

4.2. The objects and purposes for which this Association is organized are as follows:

4.2.1. To establish, maintain, operate and provide all community services of every kind and nature required or desired by the members including without limitation those services and functions described in the Declaration.

4.2.2. To provide for the enforcement of the Covenants.

4.2.3. To engage in such other activities as may be to the mutual benefit of the members, or as necessary to protect and preserve the community and all property therein.

4.2.4. To own, operate and manage properties conveyed to it in accordance with the Covenants.

4.2.5. To do such other things as may be necessary and proper to carry out and accomplish the above objects and purposes.

4.3. In furtherance of the aforesaid objects, purposes and powers, this Association shall have all of the common law and statutory powers of a corporation not-for-profit, including, but not limited to, all of the powers contained in Chapters 617 and 720 of the Florida Statutes, as may be amended from time to time. Those powers shall include, but are not limited to the powers:

4.3.1. To make, levy and collect all manner of Assessments from its members and to expend the proceeds of such Assessments for the benefit of its members, preservation of the property, and betterment of the community.

4.3.2. To bring and defend suits on behalf of the Association.

4.3.3. To make and enforce reasonable rules and regulations governing the use of the townhomes, common elements, and property owned by the corporation.

4.3.4. To maintain, repair, replace, operate, and insure those portions of the property that the Association has the duty or right to maintain, repair, replace, operate, and insure under these Articles and the governing documents of the corporation.

4.3.5. To contract for the management of its property and to delegate to such contractors all powers and duties of the corporation except such duties as are non-delegable by Florida law, as amended from time to time.

4.3.6. To employ personnel to perform such services as may be authorized by these Articles and governing documents of the Association, or as determined by the Board of Directors.

4.3.7. To purchase insurance upon its property for the protection of the Association and its members.

4.3.8. To reconstruct improvements constructed on its property after casualty or other loss.

4.3.9. To make additional improvements to its property.

4.3.10. To acquire and enter into agreements whereby it acquires leaseholds, memberships or other possessory or use interests in lands or facilities including but not limited to marinas, lakes and other recreational facilities, whether or not contiguous.

4.3.11. To borrow money, pledge assessments and other personal property as collateral, and assign collateral assessment collection and other rights, as may be beneficial to the betterment of the community.

#### **ARTICLE V MEMBERS**

5.1. The members of this Association shall consist of all owners of record title to Parcels in the Community.

5.2. Membership in this Association cannot be transferred in any manner except as may be provided in the By-Laws.

5.3. Each Parcel shall be entitled to one (1) vote. When more than one (1) person holds an ownership interest in any Parcel, or when a Parcel is owned in trust or by an entity, the vote for such Parcel shall be exercised as the owners of all such interests determine among themselves, reflected in a voting certificate, but in no event shall more than one (1) vote be cast with respect to each Parcel. In the event of a disagreement among such owners, or in absence of a voting certificate, any attempt by two (2) or more of them to cast the vote of such Parcel, such vote shall not be recognized and the Parcel shall not be counted for any purpose until such dispute is resolved.

#### **ARTICLE VI TERM AND EFFECTIVE DATE**

This Corporation shall be effective as approved and determined by the Division of Corporations for the State of Florida and shall exist perpetually until otherwise terminated.

**ARTICLE VII  
BOARD OF DIRECTORS**

The business and affairs of the Association shall be managed by a Board of Directors consisting of not less than three (3) Directors. The first Board of Directors shall consist of three (3) Directors which may include individual persons who are not title holders to any Parcel. At the next annual meeting following the first year of incorporation, all Directors who are not title holders to any Parcel shall provide their written resignations, and the vacancies shall be filled by the remaining Board members, unless otherwise determined by a majority of the Board of Directors. The Board of Directors shall be elected by the members of the Corporation entitled to vote. The names and addresses of the first Board of Directors who shall hold office until their successors are elected and have qualified, are as follows:

- (1) David Techmanski  
624 NE 29 Drive., Unit B  
Wilton Manors, FL 33334
- (2) Robert J. Orecchio  
624 NE 29 Drive, Unit B  
Wilton Manors, FL 33334
- (3) Kevin J. Dagnan  
624 NE 29 Drive, Unit D  
Wilton Manors, FL 33334

The Directors of the Association shall be elected at the time and in the manner provided for in the By-Laws.

**ARTICLE VIII  
OFFICERS**

The officers of the Association shall consist of a President, Vice Presidents, and a Secretary/Treasurer. The officers in the Association shall be elected by the Board of Directors of the Association in accordance with the provisions of the By-Laws of the Association. Any two (2) or more offices may be held by the same person, except the offices of President and Secretary. The initial officers are:

- |     |                  |                     |
|-----|------------------|---------------------|
| (1) | David Techmanski | President           |
| (2) | Kevin Dagnan     | Vice President      |
| (3) | Robert Orecchio  | Secretary/Treasurer |

**ARTICLE IX**  
**INDEMNIFICATION**

9.1. Third Party Actions. The Association shall indemnify any person who was or is a party or is threatened to be made a party to any threatened, pending or completed action, suit or proceeding, or appeal therefrom, whether civil, criminal, administrative, investigative or otherwise (other than any action by the Association) by reason of the fact that he or his testator or intestate is or was a director, officer or employee of the Association, or at the express or implied request of the Association is or was serving as a director, trustee, officer or employee of another Association or a partnership, joint venture, trust or other enterprise (including without limitation any affiliated association, partnership, joint venture, trust or other enterprise), against expenses (including attorney's fees), judgments, fines and amounts paid in settlement actually and reasonably incurred by him in connection with such action, suit or proceeding if he acted in good faith and in a manner he reasonably believed to be in or not opposed to the best interest of the Association, and, with respect to any criminal action or proceeding, had no reasonable cause to believe his conduct was unlawful.

9.2. Derivative Actions. The Association shall indemnify any person who was or is a party or is threatened to be made a party to any threatened, pending or completed action or suit by or in the right of the Association or appeal therefrom, to procure a judgment in its favor by reason of the fact that he or his testator or intestate is or was a director, officer or employee of the Association, or at the express or implied request of the Association is or was serving as a director, trustee, officer or employee of another association or a partnership, joint venture, trust or other enterprise (including without limitation any affiliated association, partnership, joint venture, trust or other enterprise), against expenses (including attorneys' fees and amounts paid in settlement) actually and reasonably incurred by him in connection with the defense or settlement of such action or suit if he acted in good faith and in a manner he reasonably believed to be in or not opposed to the best interests of the Association; provided, however, that no person shall be entitled to indemnification under this Section 9.2 in respect of any claim, issue or matter as to which such person shall have been adjudged to be liable for gross negligence, willful misconduct, or guilty of a crime to the detriment of the Association, in the performance of his duty to the Association.

9.3. Successful Defense. To the extent that a director, officer or employee has been successful on the merits or otherwise in defense of any action, suit or proceeding referred to in Section 9.1 or 9.2 of this Article IX, or in defense of any claim, issue or matter therein, such determination shall constitute conclusive evidence of such person's right to be indemnified against expenses (including attorneys fees) actually and reasonably incurred by him in connection therewith, and the president or a vice president of the Association shall direct the reimbursement of all such expenses to such person.

9.4. Determination of Propriety of Indemnification. No person seeking indemnification under Section 9.1 or 9.2 of this Article IX shall be indemnified unless pursuant to a determination by a court or unless the board of directors or the shareholders in good faith by a majority vote of a quorum of directors or shareholders, as the case may be, determine that the standards set forth in such sections have been met in the circumstances. The Association may provide for additional indemnification and rights to any person (including without limitation those persons referred to in Sections 9.1 and 9.2 of this Article IX), in each case except as otherwise ordered by a court or prohibited by law.

#### **ARTICLE X**

##### **DISPOSITION' OF ASSETS UPON DISSOLUTION**

No member, director or officer of the Association or other private individual shall be entitled to share in the distribution of any of the corporate assets upon dissolution of the Association, unless pursuant to a plan of termination. Unless agreed to the contrary by a simple majority of the Parcels served by the Common Property, upon dissolution of the Association, the assets of the Association shall be granted, conveyed and assigned to an appropriate public body, agency or agencies, utility or utilities or any one (1) or more of them or to any one (1) or more nonprofit Associations, associations, trusts or other organizations to be devoted to purposes as nearly as practicable the same as those to which they were required to be devoted by the Association. No disposition of the Association's assets shall divest or diminish any right or title of any member vested in him under recorded covenants and restrictions applicable to such assets unless made in accordance with the provisions of such Covenants.



**ARTICLE XI  
AMENDMENT OF ARTICLES**

These Articles may be amended by an affirmative vote of a simple majority of the Parcels in the Association entitled to vote.

**ARTICLE XII  
BY-LAWS**

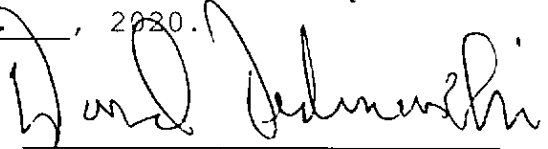
The Association shall adopt By-Laws governing the conduct of the affairs of the Association. The By-Laws shall be altered, amended, or rescinded as provided in the By-Laws.

**ARTICLE XIII  
SUBSCRIBERS**

The name and residence of the subscriber to these Articles of Incorporation is as follows:

David Techmanski  
624 NE 29 Drive., Unit B  
Wilton Manors, FL 33334

IN WITNESS WHEREOF, the subscribing incorporator has hereunto set her hand and seal and caused these Articles of Incorporation to be executed this 13<sup>th</sup> day of April, 2020.

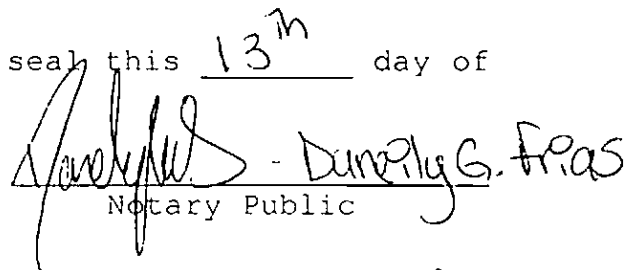
  
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STATE OF FLORIDA  
COUNTY OF BROWARD

Before me, the undersigned Notary Public, In and for said County and State, personally appeared David Techmanski, who is known to me and who, after being first duly sworn, deposed under oath and said that the foregoing Articles of Incorporation were prepared under her direction and that she had knowledge of the facts stated therein, that said facts are true, and that she executed the same freely and voluntarily and for the purposes stated therein.

Given under my hand and official seal this 13<sup>th</sup> day of April, 2020.

My Commission Expires: July 1<sup>st</sup>, 2023

  
\_\_\_\_\_  
Notary Public

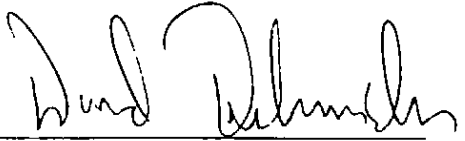


DANEILY G. FRIAS  
Commission # GG 350612  
Expires July 1, 2023 7  
Bonded Thru Budget Notary Services

ACCEPTANCE BY REGISTERED AGENT

Having been named to accept service of process for the above stated non-profit corporation, at the place designated in Article III of these Articles of Incorporation, the undersigned hereby agrees to act in this capacity and further agrees to comply with the provisions of all statutes relative to the proper and complete discharge of his duties.

DATED this 13<sup>th</sup> day of April, 2020.



Registered Agent

DAVID J. TEICHMANSKIL