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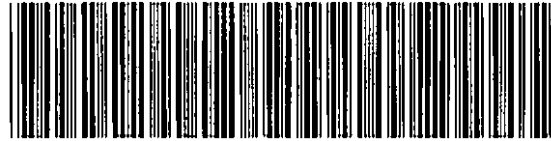
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TALLAHASSEE, FLORIDA



CHELLE KONYK, ESQ.  
THERESA M. LEMME, ESQ.  
MICHAEL S. STEINER, ESQ.

October 29, 2020

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JUPITER, FLORIDA  
CLERK OF COURT

Department of State  
Division of Corporations  
2415 N. Monroe Street, STE 810  
Tallahassee, FL 32303

**SUBJECT: JUPITER COUNTRY CLUB CONDOMINIUM II-III ASSOCIATION, INC.  
a Not for Profit Corporation**

Enclosed is one (1) original and one (1) copy of the Articles of Incorporation for the above referenced Corporation as a FL Non-Profit corporation.

We are enclosing a check in the amount of \$78.75 for the Filing Fee and a Certified Copy.

Should you need additional information please contact me at 561 935.6244.  
Our mailing address is: Konyk & Lemme PLLC; 140 Intracoastal Pointe Drive; #310; Jupiter  
Florida 33477.

Email address for future annual reports: Apjupiter@campbellproperty.com

The Articles of Incorporation are attached: One (1) Original and One (1) copy

The Articles state that the Name of the Corporation shall be:

**JUPITER COUNTRY CLUB CONDOMINIUM II-III ASSOCIATION, INC.**

The Articles include the Principle Office; the Purpose; the Manner of Election; The Initial Officers and / or Directors; the Registered Agent; the Name of the Subscribers and the Name of the Incorporator and the Signature of the Incorporator.

The Incorporator is Daniel E. Zucchi who is a Subscriber and has affixed his signature as Subscriber; Incorporator, and President of the Corporation to the Articles of Incorporation.  
Two additional Subscribers have affixed their signatures to the Articles of Incorporation.

Having been named as registered agent to accept service of process for the above stated corporation at the place designated in this certificate, I am familiar with and accept the appointment as registered agent and agree to act in this capacity.

Very truly yours,

CHELLE KONYK, ESQ.  
REGISTERED AGENT

**ARTICLES OF INCORPORATION  
OF JUPITER COUNTRY CLUB CONDOMINIUM II-III ASSOCIATION, INC.**

**A Not for Profit Corporation**

**EXHIBIT "B" to**

DECLARATION OF CONDOMINIUM OF  
JUPITER COUNTRY CLUB CONDOMINIUM II AND  
DECLARATION OF CONDOMINIUM OF  
JUPITER COUNTRY CLUB CONDOMINIUM III

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PALM BEACH COUNTY, FLORIDA

The undersigned does hereby form this corporation for the purpose of forming a corporation not-for-profit as allowed by Chapter 718 and Chapter 617 of the Florida Statutes.

Pursuant to the provisions and laws of the State of Florida, the undersigned certifies as follows:

**NAME**

The name of the corporation shall be JUPITER COUNTRY CLUB CONDOMINIUM II-III ASSOCIATION, INC., hereinafter referred to as the ("Association"), with its principal office located in Palm Beach County: c/o Campbell Property Management; 401 Maplewood Drive, Suite 23; Jupiter FL 33458 or in a location as determined by its Board of Directors.

**2. PURPOSE**

The purpose for which the Association is organized is to provide an entity pursuant to Chapter 718, Florida Statutes, hereinafter called the "Condominium Act" for the operation of JUPITER COUNTRY CLUB CONDOMINIUM II-III ASSOCIATION, INC. (the "Condominium") to be created pursuant to the provisions of each of its Declarations of Condominium, specifically Declaration Of Condominium Of Jupiter Country Club Condominium II and Declaration Of Condominium Of Jupiter Country Club Condominium III and the Condominium Act.

**3. POWERS**

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

- 3.1 The Association shall have all of the common law and statutory powers of a corporation not-for-profit, not in conflict with the terms of these Articles of Incorporation or the Condominium Act.
- 3.2 The Association shall have all of the powers and duties set forth in Chapter 617, Chapter 718, i.e. the Condominium Act, these Articles of Incorporation and each respective Declaration of Condominium and its attendant documents, and all of the powers and duties reasonably necessary for operation of the Condominium and the corporation.
- 3.3 All funds and the titles to all properties acquired by the Association, and their proceeds, shall be held in trust for the members in accordance with the provisions of the Declaration of Condominium for Jupiter Country Club Condominium II and Declaration of Condominium for Jupiter Country Club Condominium III ("Declaration of Condominium"), these Articles of Incorporation, and the Bylaws of the Association, and the costs, expenses, maintenance, care and upkeep of such properties for the benefit of the members shall be considered Common Expenses of the Condominium.
- 3.4 The powers of the Association shall be subject to and shall be exercised in accordance with the provisions of the Declaration(s) of Condominium and the Bylaws.

3.5 The Association shall have the power and authority to levy, charge, assess and collect fees, charges and assessments from the Unit Owners as allowed by the Declaration of Condominium, including without limitation, assessments against members of the Association for the costs of maintenance and operation of the surface water or stormwater management system.

3.6 To borrow money for the purpose of carrying out the powers and duties of the Association.

#### **4. MEMBERSHIP**

4.1 The members of the Association shall consist of all of the record Owners of Units in the Condominium, hereinafter referred to as ("Units"), and after termination of the Condominium shall consist of those who are members at the time of such termination, and their successors and assigns.

4.2 Membership shall be acquired by recording in the public records of Palm Beach County, Florida, a deed or other instrument establishing record title to a Unit in the Condominium, the Owner designated by such instrument thus becoming a member of the Association, and the membership of the prior Owner being thereby terminated, provided, however, any party who owns more than one Unit shall remain a member of the Association so long as he shall retain title to or a fee ownership interest in any Unit.

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

4.4 On all matters upon which the member shall be entitled to vote, there shall be one vote for each Unit, which vote may be exercised or cast in such manner as may be provided in the Bylaws of the Association. Any person or entity owning more than one Unit shall be entitled to one vote for each Unit owned.

#### **5. SUBSCRIBERS / INCORPORATOR**

The name and address of the subscribers to these Articles of Incorporation are:

Daniel E. Zucchi; 401 Maplewood DR., Suite 23; Jupiter FL 33458

Jeffrey Sheara; 401 Maplewood DR., Suite 23; Jupiter FL 33458

Lee Newman; 401 Maplewood DR., Suite 23; Jupiter FL 33458

**INCORPORATOR:** Daniel E. Zucchi; 401 Maplewood DR., Suite 23; Jupiter FL 33458

#### **6. OFFICERS**

The affairs of the Association shall be administered by a President, a Vice President, a Secretary and a Treasurer, and such other officers as the Board of Directors may from time to time designate. Any person may hold two offices, excepting that the same person shall not hold the office of President and Secretary. Officers of the Association shall be those set forth herein or elected by the Board of Directors at its first meeting following the annual meeting of the members of the Association and 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 are as follows:

President: Daniel E. Zucchi

Vice President/ Secretary: Jeffrey Sheara

Treasurer: Lee Newman

#### **7. DIRECTORS**

7.1 The affairs of the Association shall be managed by a Board of Directors who shall be members of the Association.

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7.2 Directors of the Association shall be elected at the annual meeting of the members in the manner provided by the Bylaws.

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

President:	Daniel E. Zucchi
Vice President/ Secretary:	Jeffrey Sheara
Treasurer:	Lee Newman

Any vacancies in office occurring before the next election shall be filled by the remaining Directors.

## **8. INDEMNIFICATION**

Every Director and every Officer of the Association shall be indemnified by the Association against all expenses and liabilities including attorneys' fees, reasonably incurred by or imposed upon him or her in connection with any proceedings or the settlement of any proceeding to which he or she may be a party, or in which he or she may become involved by reason of his being or having been a Director or Officer of the Association, whether or not he or she is a Director or Officer at the time such expenses are incurred, except when the Director or Officer is adjudged guilty of willful misfeasance, malfeasance, or nonfeasance, or found to have willfully and deliberately breached his or her fiduciary duty, in the performance of his duties. The foregoing right of indemnification shall be in addition to and exclusive of all other rights and remedies to which such Director or Officer may be entitled.

## **9. BYLAWS**

The initial Bylaws of the Association shall be adopted by the Board of Directors and may thereafter be altered, amended, or rescinded in the manner provided therein.

## **10. AMENDMENT**

These Articles of Incorporation shall be amended in the following manner:

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

10.2 A resolution for the adoption of a proposed amendment may be proposed by the Board of Directors of the Association or by the members of the Association. A member may propose such an amendment by instrument in writing directed to any member of the Board of Directors signed by not less than twenty percent (20%) of the membership. Upon an amendment being proposed as herein provided the Board of Directors, shall call a meeting of the membership to be held no sooner than fifteen (15) days nor later than sixty (60) days thereafter for the purpose of considering said amendments. Directors and members not present in person at the meeting considering the amendment may express their approval in writing provided such approval is delivered to the Secretary at or prior to the meeting. Except as provided herein, such approval must be by not less than a majority of the votes of the membership of the Association.

10.3 Provided, however, that no amendment shall make any changes in the qualifications for membership nor the voting rights of the members without approval in writing by all members. No amendment shall be made that is in conflict with the Condominium Act or the Declaration of Condominium.

10.4 A copy of each amendment shall be filed with the Secretary of State, pursuant to the provisions of the applicable Florida statutes, and a copy certified by the Secretary of State shall be recorded in the public records of the County where the Condominium is located.

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JANICE E. HARRIS

## 12. REGISTERED AGENT

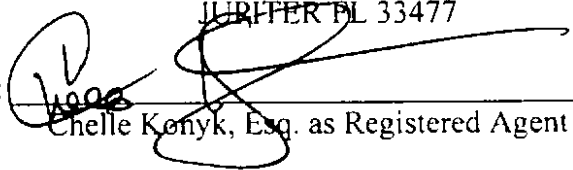
The name and address of the Registered Agent of the Association is:

CHELLE KONYK, ESQ.

### ACCEPTANCE OF REGISTERED AGENT

Having been named to accept service of process for the above-stated corporation, at the place designated in the certificate, we agree to act in this capacity and we further agree to comply with the provisions of all statutes relative to the proper and complete performance of my duties.

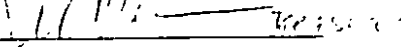
KONYK & LEMME PLLC  
140 INTRACOASTAL POINTE DRIVE  
SUITE 310  
JUPITER FL 33477

BY:   
Chelle Konyk, Esq. as Registered Agent

IN WITNESS WHEREOF, the Subscribers have affixed their signatures hereto this 28 day of October 2020

BY:   
Daniel E. Zucchi, President and Incorporator

BY:   
Jeffrey Sheara, Vice Pres/Secretary

BY:   
Lee Newman, Treasurer

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