

Division of Corporations Electronic Filing Cover Sheet

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**ARTICLES OF INCORPORATION
OF
CONCIERGE CLUB CONDOMINIUM OWNERS ASSOCIATION, INC.
(A Florida Corporation Not for Profit)**

THE UNDERSIGNED INCORPORATOR, being a natural person competent to contract, for the purposes of forming a Condominium Association not-for-profit under the laws of the State of Florida, does hereby adopt, subscribe and acknowledge the following Articles of Incorporation.

ARTICLE I. NAME; DEFINITIONS

The name of this corporation shall be Concierge Club Condominium Owners Association Inc. (hereinafter referred to as the "Concierge Association"). All capitalized terms contained in this instrument shall have the same defined meaning as contained in the Concierge Club Declaration for Residence Club ("Concierge Declaration"), unless otherwise provided to the contrary.

ARTICLE II. PURPOSE AND POWERS

Section 1. Purpose. The purpose for which the Concierge Association is organized is to provide an entity for the operation and governance of the Concierge Club (the "Club"), located upon lands in Monroe County, Florida, said property being described in the recorded Concierge Declaration.

The Concierge Association shall not be operated for profit and shall make no distribution of income to its members, directors or officers.

Section 2. Powers. The Concierge 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.

The Concierge Association shall have all of the powers and duties contemplated in the Concierge Declaration and the Act together with all of the powers and the duties reasonably necessary to operate the Club pursuant to the Concierge Declaration as it may be amended from time to time, and such other documents or agreements that may exist from time to time pertaining to the Club. The powers and duties, which the By-Laws may set forth in more detail, shall include, but shall not be limited to, the following specific powers and duties:

(a) Exercise all of the powers and privileges and to perform all of the duties and obligations of the Concierge Association as set forth in the Concierge Declaration.

(b) Fix, levy, collect and enforce payment, by any lawful means, all charges or assessments pursuant to the terms of the Concierge Declaration.

(c) To maintain, repair, replace and operate the Concierge Club Property as contemplated by the Concierge Declaration, and to enter into contracts for the provision of services to maintain and operate the Club.

(d) To purchase insurance and enter into contracts for services, utilities and other purposes as may be deemed appropriate.

(e) To reconstruct improvements after casualty and further improve the Concierge Club Property.

(f) Own and convey property.

(g) To make and amend reasonable Rules and Regulations.

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(h) To enforce by legal means the provisions of the Act, the Concierge Declaration, these Articles, the By-Laws of the Concierge Association and the Rules and Regulations.

(i) To pay all expenses in connection therewith and all office and other expenses incident to the conduct of the business of the Concierge Association.

(j) Have and exercise any and all other powers, rights and privileges of a not-for-profit corporation organized under the law of the State of Florida.

(k) To employ personnel to perform the services required for proper operation of the Club.

(l) To acquire or enter into agreements acquiring leaseholds, memberships or other possessory or use interests in lands or facilities and to pay the rental, membership fees, operational, replacement and other expenses as Common Expenses.

(m) To exercise such other power and authority to do and perform every act and thing necessary and proper in the conduct of its business for the accomplishment of its purposes as set forth herein and as permitted by the applicable laws of the State of Florida.

(n) To contract for the management and maintenance of the Concierge Club Property and to authorize a management agent to assist the Concierge Association in carrying out its powers and duties by performing such functions as the submission of proposals, collection of Assessments, and other sums due from Unit Owners, preparation of records, enforcement of rules and maintenance, repair and the replacement of the Common Elements with funds as shall be made available by the Concierge Association for such purposes. The Concierge Association and its officers shall, however, retain at all times the powers and duties granted by the Condominium documents and the Act, including, but not limited to, the making of Assessments, promulgation of rules and execution of contracts on behalf of the Condominium Association.

(o) To bring suit as may be necessary to protect the Association's interests, the interests of the Association's Members, or the Condominium Property, and to be sued.

ARTICLE III. DECLARANT

CONCIERGE CLUB OWNER LLC, a Florida limited liability company, shall make and declare a certain Concierge Declaration submitting to condominium ownership certain property described therein under the terms, covenants, and conditions expressed more fully therein; the Condominium is known as Concierge Club.

ARTICLE IV. TERM

The term for which this Concierge Association shall exist shall be perpetual.

ARTICLE V. INCORPORATOR

The name and address of the incorporator of this Condominium Association is as follows:

Jourdan R. Haynes
Carlton Fields, P.A.
4221 W. Boy Scout Blvd., Suite 1000
Tampa, Florida 33607

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ARTICLE VI. OFFICERS

The officers of the Concierge Association shall be a President, Vice President, Secretary and Treasurer and such other officers as the Board may from time to time determine. The officers of this Concierge Association shall be elected for a term of 1 year (unless otherwise provided in the By-Laws), and until a successor shall be elected and qualified, by the Board of Directors at their annual meeting and in accordance with the provisions provided therefor in the By-Laws.

The names of the persons who shall serve as the first officers are:

John E.D. Grunow III - President
John E. D. Grunow Jr.- Vice-President
Jeff Meuter - Secretary/Treasurer

ARTICLE VII. DIRECTORS

The affairs of the Concierge Association shall be managed by a Board composed of not less than 5 directors. Until control of the Concierge Association is transferred to unit owners other than the Declarant, the Declarant shall be entitled to designate non-member directors to the extent permitted by the Act. The first Board shall be comprised of 5 persons who shall serve until their respective successors are elected (or designated) and qualified. The names and addresses of the members of the Board who shall serve as the first directors are:

John E.D. Grunow III	24 Dockside Lane #459 Key Largo, FL 33037
John E.D. Grunow Jr.	24 Dockside Lane #459 Key Largo, FL 33037
Jeff Meuter	2675 Paces Ferry Road, Suite 105 Atlanta, GA 30339

Elections of the directors subsequent to the initial Board shall occur in accordance with the By-Laws and the requirements and provisions of the Act.

Transfer of control shall occur in accordance with the requirements of Section 718.301(1), of the Act, which reads as follows:

(1) If unit owners other than the developer own 15 percent or more of the units in a condominium that will be operated ultimately by an association, the unit owners other than the developer are entitled to elect at least one-third of the members of the board of administration of the association. Unit owners other than the developer are entitled to elect at least a majority of the members of the board of administration of an association, upon the first to occur of any of the following events:

(a) Three years after 50 percent of the units that will be operated ultimately by the association have been conveyed to purchasers;

(b) Three months after 90 percent of the units that will be operated ultimately by the association have been conveyed to purchasers;

(c) When all the units that will be operated ultimately by the association have been completed, some of them have been conveyed to purchasers, and none of the others are being offered for sale by the developer in the ordinary course of business;

(d) When some of the units have been conveyed to purchasers and none of the others are being constructed or offered for sale by the developer in the ordinary course of business;

(e) When the developer files a petition seeking protection in bankruptcy;

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(f) When a receiver for the developer is appointed by a circuit court and is not discharged within 30 days after such appointment, unless the court determines within 30 days after appointment of the receiver that transfer of control would be detrimental to the association or its members; or

(g) Seven years after the date of the recording of the certificate of a surveyor and mapper pursuant to s. 718.104 (4)(e) or the recording of an instrument that transfers title to a unit in the condominium which is not accompanied by a recorded assignment of developer rights in favor of the grantee of such unit, whichever occurs first; or, in the case of an association that may ultimately operate more than one condominium, 7 years after the date of the recording of the certificate of a surveyor and mapper pursuant to s. 718.104 (4)(e) or the recording of an instrument that transfers title to a unit which is not accompanied by a recorded assignment of developer rights in favor of the grantee of such unit, whichever occurs first, for the first condominium it operates; or, in the case of an association operating a phase condominium created pursuant to s. 718.403, 7 years after the date of the recording of the certificate of a surveyor and mapper pursuant to s. 718.104 (4)(e) or the recording of an instrument that transfers title to a unit which is not accompanied by a recorded assignment of developer rights in favor of the grantee of such unit, whichever occurs first.

The developer is entitled to elect at least one member of the board of administration of an association as long as the developer holds for sale in the ordinary course of business at least 5 percent, in condominiums with fewer than 500 units, and 2 percent, in condominiums with more than 500 units, of the units in a condominium operated by the association. After the developer relinquishes control of the association, the developer may exercise the right to vote any developer-owned units in the same manner as any other unit owner except for purposes of reacquiring control of the association or selecting the majority members of the board of administration.

Additionally, Declarant, in its sole discretion, may elect to transfer control at an earlier time.

ARTICLE VIII. BY-LAWS

The initial By-Laws shall be attached as an exhibit to the Concierge Declaration and shall be adopted by the first Board.

ARTICLE IX. MEMBERS

Membership in the Concierge Association shall automatically consist of and be limited to all of the record owners of units in the Residence Club, A Condominium (the "Condominium"). Transfer of Unit ownership, either voluntary or by operation of law, shall terminate membership in the Condominium Association and said membership is to become vested in the transferee. If Unit ownership is vested in more than one person then all of the persons so owning said Unit shall be members eligible to hold office, attend meetings, etc., but the owner(s) of each Unit shall only be entitled to one vote as a member of the Concierge Association. The manner of designating voting members and exercising voting rights shall be determined by the By-Laws.

ARTICLE X. AMENDMENTS

Amendments to these Articles of Incorporation shall be made in the following manner:

(a) Prior to transfer of control pursuant to Section 718.301 of the Act, the Board shall be entitled to consider amendments to these Articles of Incorporation and shall approve any such amendments upon not less than a majority vote of the directors.

(b) Subsequent to transfer of control pursuant to Section 718.301 of the Act, amendments to these Articles of Incorporation shall be made in the following manner:

(i) The Board of Directors shall adopt a resolution setting forth a proposed amendment and, if Members have been admitted, directing that it be submitted to a vote at a meeting of Members, which may be either the annual or a special meeting. If no Members have been admitted, the amendment shall be adopted by a vote of the majority of directors and the provisions for adoption by Members shall not apply.

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(ii) Written notice setting forth the proposed amendment or a summary of the changes to be affected thereby shall be given to each Member of record entitled to vote thereon within the time and in the manner provided by Florida Statutes for the giving of notice of meetings of Members. If the meeting is an annual meeting, the proposed amendment or such summary may be included in the notice of such annual meeting.

(iii) At such meeting, a vote of the Members entitled to vote thereon shall be taken on the proposed amendment. The proposed amendment shall be adopted upon receiving the affirmative vote of (1) a majority of the total eligible voting interests, and (2) the Declarant.

(iv) Any number of amendments may be submitted to the Members and voted upon by them at one meeting.

Notwithstanding the foregoing, (a) no amendment to the Articles of Incorporation shall be valid which affects any of the rights and privileges provided to Declarant under the Governing Documents without the written consent of Declarant as long as Declarant shall own any Units in the Condominium, and (b) no amendment which will affect any aspect of the Surface Water Drainage and Management System located on the Property shall be effective without the prior written approval of the South Florida Water Management District.

ARTICLE XI. PRINCIPAL PLACE OF BUSINESS

The principal place of business of the Concierge Association shall 24 Dockside Lane #459, Key Largo, FL 33037, or at such other place or places as may be designated from time to time.

ARTICLE XII. REGISTERED OFFICE AND AGENT

The street address of the initial registered office of the Concierge Association and the name of the initial registered agent at that address are:

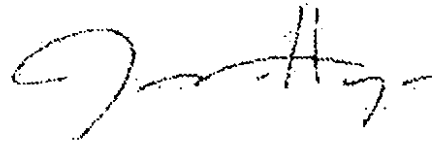
CF Registered Agent, Inc.
100 S. Ashley Drive, Suite 400
Tampa, Florida 33602

ARTICLE XIII. INDEMNIFICATION

The Concierge Association shall indemnify every director and every officer, his heirs, executors and administrators, against all loss, cost and expense reasonably incurred by him in connection with any action, suit or proceeding to which he may be made a party by reason of his being or having been a director or officer of the Concierge Association, including reasonable counsel fees, except as to matters wherein he shall be finally adjudged in such action, suit or proceedings to be liable for or guilty of gross negligence or willful misconduct. The foregoing rights shall be in addition to and not exclusive of all other rights to which such director or officer may be entitled.

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IN WITNESS WHEREOF, the subscribing Incorporator has hereunto set his hand and seal and caused these Articles of Incorporation to be executed this 13th day of January, 2021.


Jourdan R. Haynes, Incorporator

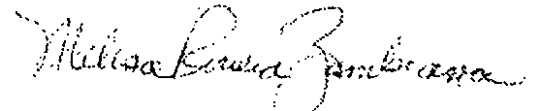
STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 13th day of January, 2021, by Jourdan R. Haynes, being known to me to be the person who executed the foregoing Articles of Incorporation of Concierge Club Condominium Owners Association, Inc. He is personally known to me.

My Commission Expires:

(AFFIX NOTARY SEAL)





(Signature)

Name: Melisa Rivera Zambrana

(Legibly Printed)

Notary Public, State of Florida

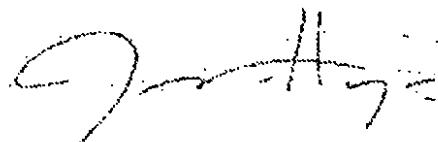
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(Commission Number, if any)

ACCEPTANCE OF DESIGNATION OF REGISTERED AGENT

The undersigned, having been named as registered agent and to accept service of process for Concierge Club Condominium Owners Association, Inc., hereby accepts the appointment as registered agent and agrees to act in such capacity. The undersigned further agrees to comply with the provisions of all statutes relating to the proper and complete performance of her duties and is familiar with and accepts the obligations of her position as registered agent.

CF Registered Agent, Inc.



By: Jourdan R. Haynes

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