

3/3/2021

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**FLORIDA PROFIT/NON PROFIT CORPORATION**  
**WINDLEY POINT CONDOMINIUM ASSOCIATION, INC**

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Electronic Filing Menu

Corporate Filing Menu

Help

AUDIT NO. H21000086944 3

**ARTICLES OF INCORPORATION  
OF  
WINDLEY POINT CONDOMINIUM ASSOCIATION, INC.**

The undersigned hereby executes and acknowledges these Articles for the purpose of forming a corporation not-for-profit under Chapter 617, Florida Statutes, and certifies as follows:

1. **NAME.** The name of the corporation shall be **WINDLEY POINT CONDOMINIUM ASSOCIATION, INC.**, which corporation shall hereinafter be referred to as the "Association".

2. **PURPOSE.** The purpose and object of the Association shall be to administer the operation and management of the common elements of and all common areas ("Common Areas") of **WINDLEY POINT CONDOMINIUM, A CONDOMINIUM**, a residential condominium ("Condominium") located in Monroe County, Florida; to undertake the performance of the acts and duties incident to the administration of the operation and management of the Common Areas and other common properties located within the Condominium in accordance with the terms, provisions, conditions and authorizations contained in these Articles of Incorporation and in the Declarations of Condominium relating to the Condominium ("Declaration"), which shall be recorded in the Public Records of Monroe County, Florida; to take and hold a leasehold interest pursuant to a ninety-nine (99) Year Ground Lease with **ISLAMORADA, VILLAGE OF ISLANDS, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA** (the "Lease") to such of the Common Areas as are not dedicated to the public and to operate, trade and otherwise deal with such property, whether real or personal, as may be necessary or convenient in the administration and maintenance of the Condominium Association and Condominium; and, to foster a "first class" residential condominium community and to provide an entity pursuant to the Florida Condominium Act ("the Act") for the operation of the Condominium.

3. **POWERS.** The Association shall have the following powers:

3.1 The Association shall have all of the common law and statutory powers of a corporation not-for-profit under the laws of Florida which are not in conflict with the terms of these Articles, the Declaration and the Act, and all of the powers and duties reasonably necessary to implement and effectuate the purposes of the Association as hereinabove set forth including, but not limited to, the following:

3.1.1. To make, establish and enforce reasonable rules and regulations governing the use of the Common Areas and other properties within the Condominium Development;

3.1.2. To make and collect Assessments (as defined in the Declaration) against Unit Owners (as defined in the Declarations) of the Association to defray the costs, expenses and losses of the Association;

3.1.3. To impose, collect and use Assessments in the exercise of its powers and duties;

3.1.4. To undertake the maintenance, repair, replacement and operation of the Common Areas, or other property specified in the Declarations, and/or property leased or acquired by the Association for the benefit of Unit Owners;

AUDIT NO. H21000086944 3

**AUDIT NO. H21000086944 3**

3.1.5. To purchase insurance upon the Common Areas and insurance for the protection of the Association and Unit Owners;

3.1.6. To reconstruct the improvements upon the Common Areas after casualty and construct further improvements upon those properties;

3.1.7. To do anything necessary or proper in law or equity or otherwise to enforce the provisions of the Declaration, these Articles of Incorporation, the Bylaws of the Association, the Rules and Regulations for the use and maintenance of the properties within the Condominium Development, and the Act;

3.1.8. To contract for the management of the Common Areas, and other properties for which the Association may be responsible, and to delegate all management powers and duties to a qualified person, firm or corporation;

3.1.9. To employ personnel necessary to perform the obligations, services and duties required of the Association and for the proper operation of the properties for which the Association is responsible;

3.1.10. To acquire a leasehold interest pursuant to the Lease to such of the Common Areas as are not dedicated to the public;

3.1.11. *Intentionally deleted.*

3.1.12. To approve or disapprove the leasing, transfer, mortgaging, ownership and possession of Units as may be provided by the Declarations, pursuant to the Act and subject to the Lease.

3.2 All funds and the title to all properties acquired by the Association and the proceeds thereof shall be held in trust for the Unit Owners in accordance with the provisions of the Declaration, these Articles of Incorporation, the Bylaws of the Association and the Act.

3.3 The Association shall make no distribution of income to the members, except in the event of termination 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, these Articles of Incorporation, the Bylaws of the Association and the Act and the Lease.

**4. MEMBERS.**

4.1 The members of the Association shall consist of all record owners of a Unit as defined in the Declarations.

4.2 Membership in the Association shall be established by recording in the Public Records of Monroe County, Florida, a deed or other instrument conveying record title to a Unit and the delivery to the Association of a copy of such instrument.

**AUDIT NO. H21000086944 3**

**AUDIT NO. H21000086944 3**

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 or her Unit.

4.4 Members of the Association shall be entitled to one (1) vote for each Unit owned. The manner of exercising voting rights when there are two or more owners of one Unit shall be set forth in the Bylaws.

**5. DIRECTORS.**

5.1 The affairs of the Association will be managed by a Board consisting of the number of Directors determined in the manner provided by the Bylaws, but not less than three (3) Directors. Prior to the first election, the Board shall consist of three (3) Directors: **DAVID HELWIG, LINDSAY FAST AND MICHAEL MARTIN**. The Developer of the Condominium ("Developer") as defined in the Declaration shall appoint replacement members of the Board of Directors until turnover ("Turnover"), as Turnover is defined in the Declaration and the Act.

5.2 The Directors of the Association shall be elected in the manner set forth in the Declaration. Directors may be removed and vacancies on the Board of Directors shall be filled in the manner provided by the Declaration and Bylaws.

5.3 The first election of Directors shall be held at the time provided in the Declaration.

6. **OFFICERS.** The affairs of the Association shall be administered by officers designated as provided in the Bylaws of the Association. After the first election of Directors, the officers shall be elected by the Board of Directors at its first meeting following the first meeting of the Members of the Association at which the Board of Directors is elected. The officers shall serve at the pleasure of the Board of Directors. Prior to the first designation of officers, **DAVID HELWIG** shall serve as President, **MICHAEL MARTIN**, shall serve as Vice-President, and **LINDSAY FAST** shall serve as Secretary and Treasurer.

7. **INDEMNIFICATION.** Every director and officer of the Association, and members of Association committees, shall be indemnified by the Association against all expenses and liabilities, including counsel fees reasonably incurred by or imposed upon him, in connection with any proceeding to which he may be a party, or in which he may become involved by reason of his being or having been a director or officer of the Association, or a committee member, whether or not he is a director, officer or committee member at the time such expenses are incurred, except in such cases wherein the director, officer or committee member is adjudged guilty of willful misfeasance or malfeasance in the performance of his duties; provided that in the event of a settlement, indemnification shall apply only when the Board of Directors approves such settlement and reimbursement as being in 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, officer or committee member may be entitled.

8. **BYLAWS.** The first Bylaws of the Association shall be adopted by the initial Board of Directors and may be altered, amended or rescinded in the manner provided in the Bylaws.

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

**AUDIT NO. H21000086944 3**

**AUDIT NO. H21000086944 3**

9.1 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.

9.2 A resolution for the adoption of a proposed amendment may be proposed by either a majority of the Board of Directors or by ten percent (10%) or more of the Members of the Association. Directors not present in person at the meeting considering the amendment may express their approval or disapproval, in writing, provided such approval or disapproval is delivered to the Secretary of the Association at or prior to the meeting, and such with the proposed amendment. This approval or disapproval may not be used as a vote for or against such proposed amendment.

Approval must be by a vote of not less than seventy-five percent (75%) of the Members of the Association represented at a meeting, in person or via limited proxy at which a quorum has been attained, and by not less than sixty-six and two-thirds percent (66 2/3%) of the Board of Directors.

9.3 No amendment shall make any changes in the qualifications for membership or in voting rights of Members without approval in writing by all Members.

9.4 A copy of each amendment to the Articles of Incorporation as approved shall be filed with the Secretary of State and recorded in the Public Records of Monroe County, Florida, in accordance with Section 718.112(1)(b) of the Act.

9.5 Notwithstanding the provisions of this Article 9:

9.5.1. the Developer reserves the right to alter and amend these Articles of Incorporation as it deems necessary and/or appropriate for the development, protection and enhancement of the Condominium Development, and the Developer shall not require or need the joinder of any Member; provided, however, that any such amendment which adversely affects the rights of institutional mortgagees shall require the approval and consent of all institutional mortgagees of record, and that any such amendments are consistent with the provisions of the Declarations; and

9.5.2. until Developer no longer owns any Units in the Condominium, no amendment of these Articles shall be adopted or become effective without the prior written consent of the Developer if such amendment, directly or indirectly, affects or may affect the Developer's marketing of Units.

9.5.3. The provisions of § 9.5.1 and §9.5.2 granted to Developer shall end when the Developer no longer holds any Unit in the ordinary course of business.

10. **TERM.** The Association shall have perpetual existence.

11. **DECLARANT.** Wherever referred to herein or in the Bylaws of the Association, the term "Developer" shall mean **HABITAT FOR HUMANITY OF THE UPPER KEYS, A FLORIDA LIMITED LIABILITY COMPANY**, and its successors and assigns.

12. **INCORPORATOR.** The name and address of the incorporator of these Articles of Incorporation is: Richard A. Wood, Esq., 1395 Brickell Avenue, 14<sup>th</sup> Floor, Miami, FL 33131.

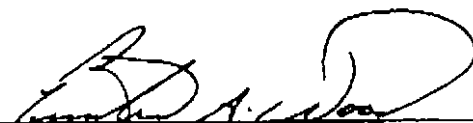
13. **REGISTERED AGENT.** The initial Registered Agent of the Association shall be Richard A. Wood, Esq.

**AUDIT NO. H21000086944 3**

AUDIT NO. H21000086944 3

14. **INITIAL REGISTERED OFFICE AND MAILING ADDRESS.** The initial registered office and mailing address of the Association shall be located at 1395 Brickell Avenue, 14<sup>th</sup> Floor-RAW, Miami, FL 33131.

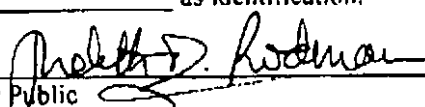
**IN WITNESS WHEREOF**, the incorporator has hereto affixed his signature on this 3<sup>rd</sup> day of March, 2021.

  
Richard A. Wood, Incorporator

STATE OF FLORIDA                    )  
  )  
COUNTY OF MIAMI-DADE         )

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 3<sup>rd</sup> day of March, 2021 by Richard A. Wood, ☒ who is personally known to me or ☐ who has produced \_\_\_\_\_ as identification.

My Commission Expires:  
10/18/2021

  
Notary Public  
Print name: JUDITH D. RODMAN



JUDITH D. RODMAN  
Commission # GG 115874  
Expires October 18, 2021  
Bonded Thru Budget Notary Services

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AUDIT NO. H21000086944 3