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Enter the email address for this business entity to be used for future annual report mailings. Enter only one email address please.

Email Address: DGoldman@shutts.com**FLORIDA PROFIT/NON PROFIT CORPORATION**
The Enclave at Lakeridge Homeowners Association, Inc.

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**ARTICLES OF INCORPORATION
OF
THE ENCLAVE AT LAKERIDGE HOMEOWNERS ASSOCIATION, INC.**

The Enclave at Lakeridge Homeowners Association, Inc. was established for the purpose of being a nonprofit corporation under Chapter 617 of the laws of the State of Florida providing for the formation, liability, rights, privileges and immunities of a corporation not for profit.

**ARTICLE I
Name of Corporation**

The name of this corporation shall be THE ENCLAVE AT LAKERIDGE HOMEOWNERS ASSOCIATION, INC. (the "Association"). For convenience, these Articles of Incorporation shall be referred to as the "Articles", and the Bylaws of the Association shall be referred to as the "Bylaws". The other terms used in these Articles shall have the same definitions and meanings as those set forth in the Declaration of Covenants, Restrictions and Easements of The Enclave at Lakeridge (hereinafter referred to as the "Declaration") recorded in the Public Records of Broward County, Florida, unless herein provided to the contrary, or unless the context otherwise requires.

**ARTICLE II
Office**

The principal office and mailing address of the Association shall be at THE ENCLAVE AT LAKERIDGE HOMEOWNERS ASSOCIATION, INC., 712 NE 17th Rd., Fort Lauderdale, FL 33304, or such other address as may be subsequently designated by the Board of Directors. All books and records of the Association shall be kept at its principal office or at such other place as may be designated by the Board of Directors.

**ARTICLE III
Purpose of Association**

The purpose of this Association is to own, maintain, repair, operate, and administer certain property conveyed to or dedicated to or otherwise acquired by the Association or other real or personal property in which the Association has an interest, which property shall hereinafter be referred to as the "Common Areas," and to enforce and comply with, where appropriate, the Declaration.

**ARTICLE IV
Powers and Limitations**

The Association shall have all of the powers of a corporation not for profit under the laws of the state of Florida and all powers granted to it by the Declaration of and exhibits annexed thereto, as each may be amended from time to time, or as are necessary to operate the Community as required by the Declaration. In addition, the corporation shall have all of the

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statutory and common law powers of a Florida not for profit corporation which are not prohibited by these Articles, the Declaration, the Bylaws of the Association or Chapter 617, Florida Statutes.

ARTICLE V
Corporate Existence

This Association shall have perpetual existence unless sooner dissolved in accordance with the Declaration, Bylaws or Florida law.

ARTICLE VI
INCORPORATOR

The name and address of the incorporator of these Articles are as follows: Dana Goldman, Shutts & Bowen LLP, at 200 S. Biscayne Boulevard, Suite 4100, Miami, FL 33131.

ARTICLE VII
Directors

The business of this Association shall be conducted by a Board of Directors, consisting of three (3) Directors, as determined by the members of the Association in accordance with the Bylaws and Declaration.

ARTICLE VIII
Officers

The affairs of the Association shall be managed by the Directors and officers as may be authorized by the Board of Directors in accordance with the Bylaws.

ARTICLE IX
Members and Voting Rights

Every Owner of a Lot which is subject to assessment by the Association, including contract sellers, shall be a Member of the Association. The foregoing is not intended to include persons or entities that hold an interest merely as security for the performance of an obligation. Membership shall be appurtenant to and may not be separated from ownership of any Lot which is subject to assessment by the Association. The voting interests for each Lot are set forth in the Declaration and the Bylaws. All votes shall be exercised or cast in the manner provided by the Declaration and the Bylaws. Any person or entity owning more than one Lot shall be entitled to cast the aggregate number of votes attributable to all Lots owned.

ARTICLE X
Bylaws

The Bylaws of the Association shall be adopted by the affirmative vote of not less than two thirds (2/3) of the votes of the Association.

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ARTICLE XI
Amendments

Amendments to these Articles of Incorporation shall be proposed and adopted as provided in the Declaration.

ARTICLE XII
Indemnification

The Association shall indemnify and hold harmless any person who was or is a party to any proceeding (other than an action by the Association) by reason of the fact that he or she is or was a Director, officer, committee member, or agent of the Association and his or her heirs and personal representatives on the terms and conditions provided in the Bylaws. The foregoing rights shall be in addition to and not exclusive of all other rights to which such Director or officer may be entitled. Anything to the contrary herein notwithstanding, no amendment to the provision of this Article shall be applicable as to any party eligible for indemnification hereunder who has not given his or her prior written consent to such amendment.

ARTICLE XIII
Registered Office and Agent

The street address of the registered office of this Association is 712 NE 17th Rd., Fort Lauderdale, FL 33304 and the name of the registered agent of this Association is Adam Feldman.

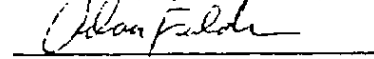
IN WITNESS OF THE FOREGOING, the undersigned has executed the foregoing Articles of Incorporation, as of this 15th day of June, 2021.



Dana Goldman, Incorporator

REGISTERED AGENT CERTIFICATE

Having been named to accept service of process for the above stated Association at a place designated in these Articles of Incorporation, I hereby agree to act in this capacity and agree to comply with the provisions of the Florida Statutes relative to keeping said office open.


Adam Feldman, Registered Agent

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