

022000007138

(Requestor's Name)

(Address)

(Address)

(City/State/Zip/Phone #)

☐

PICK-UP

☐

WAIT

☐

MAIL

(Business Entity Name)

(Document Number)

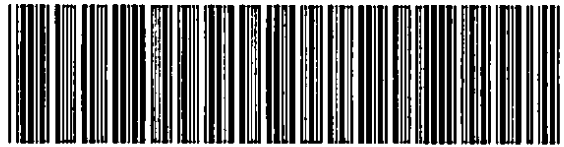
Certified Copies \_\_\_\_\_ Certificates of Status \_\_\_\_\_

Special Instructions to Filing Officer:

Office Use Only

T. SCOTT

JUN 24 2022



500387602405

06/07/22--01030--002 \*\*87.50

FILED  
2022 JUN -7 AM 5:40  
CABLE AND/OR VIDEO  
FINANCING  
DIVISION OF CORPORATIONS  
TALLAHASSEE, FLORIDA

ROBERT L. KAYE, B.C.S.\*  
MICHAEL S. BENDER, B.C.S.\*  
JEFFREY A. REMBAUM, B.C.S.\*  
DEBORAH S. SUGARMAN  
ANDREW B. BLACK, B.C.S.\*  
PETER C. MOLLENGARDEN, B.C.S.\*  
GERARD S. COLLINS  
SHAWN G. BROWN, B.C.S.\*  
JEFFREY D. GREEN  
EMILY E. GANNON  
DANIELLE M. BRENNAN, B.C.S.\*  
LAUREN T. SCHWARZFELD  
ALLISON L. HERTZ, B.C.S.\*  
JAY S. LEVIN  
OLIVIA L. CATO  
STUART M. SMITH  
KAREN A. GREEN  
NICOLE E. HALPRYN  
KERSTIN HENZE, OF COUNSEL  
LISA A. MAGILL, B.C.S.\*, OF COUNSEL  
KARINA N. SKEIE, OF COUNSEL



*KBRLegal.Com*

MAIN OFFICE:  
1200 PARK CENTRAL BLVD SOUTH  
POMPANO BEACH, FL 33064  
TEL. (954) 928-0680  
FAX (954) 772-0319  
(800) 974-0680

WITH ADDITIONAL OFFICES IN:  
PALM BEACH GARDENS  
TAMPA  
MIAMI

\*BOARD CERTIFIED SPECIALIST IN  
CONDOMINIUM AND PLANNED  
DEVELOPMENT LAW

June 1, 2022

Via Certified Mail # 9489 0090 0027 6333 7587 37

Return Receipt Requested

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

RE: **Filing of Articles of Incorporation: Tiffany Gardens Tri-  
Association, Inc.**

Dear Sir or Madam:

We represent the proposed corporation, Tiffany Gardens Tri-Association, Inc. Enclosed is the: (i) Cover Letter; (ii) the original (and one copy) proposed Articles of Incorporation for Tiffany Gardens Tri-Association, Inc.; and (iii) a check payable to Florida Department of State in the amount of \$87.50, which represents payment for the filing fee, a certified copy of the Articles of Incorporation, and a certificate. Please proceed with the filing of the Articles of Incorporation.

If you have any questions, please do not hesitate to contact our office.  
Thank you for your assistance.

Very truly yours,

A handwritten signature in cursive script, appearing to read 'Nicole Halpryn'.

NICOLE E. HALPRYN

## COVER LETTER

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

SUBJECT: Tiffany Gardens Tri - Association, 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: Andrew Black, Esq.  
Name (Printed or typed)

1200 Park Central Blvd. South  
Address

Pompano Beach, FL 33064  
City, State & Zip

(954) 928-0680  
Daytime Telephone number

ablack@KBRLegal.com  
E-mail address: (to be used for future annual report notification)

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

**ARTICLES OF INCORPORATION  
OF  
TIFFANY GARDENS TRI-ASSOCIATION, INC.**

**A Corporation Not-For-Profit**

In order to form a not-for-profit corporation under and in accordance with the provisions of Chapter 617, Florida Statutes, the undersigned hereby incorporates this not-for-profit corporation for the purposes and with the powers hereinafter set forth, and to that end, the undersigned by these Articles of Incorporation, certifies as follows:

**ARTICLE I  
DEFINITIONS**

All initially capitalized terms used herein shall have the same meaning as set out in the "Tri-Building Management Agreement", dated March 5, 1997 (herein "Management Agreement") by and between Tiffany Gardens East, Inc. (herein "East"), Tiffany Gardens West, Inc. (herein "West") and Tiffany Gardens North, Inc. (herein "North"), with the East, West, and North jointly referred to herein as the "Condominium Associations". The Management Agreement between the Condominium Associations is attached hereto as Exhibit "A" and will be recorded in the Public Records of Broward County.

**ARTICLE II  
NAME AND PRINCIPAL ADDRESS**

The name of the corporation is TIFFANY GARDENS TRI-ASSOCIATION, INC. (the "Association"). The principal mailing address of the Association shall be 5665 Coral Ridge Drive, Coral Springs, FL 33076, or such other principal mailing address as may be designated, from time to time, by the Board of Directors of the Association.

**ARTICLE III  
OBJECTS AND PURPOSES**

The objects and purposes for which the Association is formed are those as authorized by the Management Agreement, including, without limitation, the operation, maintenance, and management of certain common property that is jointly owned by the Condominium Associations, with such jointly owned property being identified by the Broward County Property Appraiser as Parcel ID# 484329030120 (herein "Jointly Owned Property"), and, further, the purposes for which the Association is formed is to operate, maintain, and manage certain leased property identified by the Broward County Property Appraiser as Parcel ID# 484329030110, which is further described in a Ninety-Nine Year Lease dated May 12, 1968, which the Condominium Associations are each a party to, with such Ninety-Nine Year Lease being recorded in the Public Records of Broward County at Official Record Book 3671, Page 263 (herein "Leased Property"), and, further the purposes for which the Association is formed is to maintain, repair, and replace other portions of property owned and/or operated by the Condominium Associations, as may be delegated by the Condominium Associations to the Association. The Association shall further be empowered to conduct and transact generally the business of a not-for-profit corporation and to do all things and exercise all powers and perform all functions that a corporation is authorized or empowered to do, exercise, or perform under and by virtue of the laws of Florida.

FILED  
2022 JUN -7 AM 9:00  
CLERK AND/OR VEE  
FRANCHISING  
DIVISION OF CORPORATE  
TALLAHASSEE, FLORIDA

## ARTICLE IV POWERS

The powers of the Association shall include, without limitation, the following provisions:

4.1 Common Law and Statutory Powers. The Association shall have all common-law and statutory powers of a not-for-profit corporation under the laws of Florida which are not in conflict with these Articles and the Management Agreement, including those powers under and pursuant to the Florida Not-For-Profit Corporation Act. In the event of any conflict between these Articles and the Management Agreement, these Articles shall control. The Association is not intended to be a condominium association, and shall be considered an "association" as contemplated by Section 718.103(2) of the Florida Statutes, and the provisions of Chapter 718 of the Florida Statutes shall not have any applicability to the Association.

4.2 Necessary Powers. The Association shall also have those powers reasonably necessary to fulfill the purposes for which the Association is formed, which powers shall include, but not be limited to, the following:

(a) To make and collect Assessments and funds from the Condominium Associations for the operation, management, maintenance, repair, replacement, improvement, and reconstruction after casualty of the Jointly Owned Property and the Leased Property pursuant to these Articles and the Management Agreement, and any other property or facility common to the Condominium Associations as set forth in the Management Agreement.

(b) To make and collect Assessments and funds from the Condominium Associations for the operation, management, maintenance, repair, replacement, improvement and reconstruction after casualty of any portion of the common elements or any property owned by any of the Condominium Associations. By way of example, and not limitation, such maintenance, repair, and replacement authority that can be exercised by the Association may include: (i) any portion of the premises located outside of the physical foundations of the 14-story residential Condominium Buildings of the East, West, and North, including, but not limited to, landscaping, gardens, lawns, carports, driveways, parking lots; and, (ii) the exterior painting and remedial work to the roofs of the 14-story residential Condominium Buildings of the East, West, and North. Prior to any expenditure referenced in this Article 4.2(b) of the Articles of Incorporation being effective and approved by the Board of the Association, the applicable Board(s) of the East, West, and/or North must approve delegating such common element maintenance obligation to the Association. For illustrative purposes, prior to the Association undertaking maintenance, repairs, or replacement to a parking area on the common elements outside of the East Condominium Building, they must receive confirmation that a majority of the Board of the East approved delegating such maintenance authority to the Association.

(c) To purchase equipment, supplies, material, and other personal property as may be required in the maintenance, repair, replacement, improvement, operation, and management of the items referenced in these Articles of Incorporation and the Management Agreement.

(d) To buy, accept, own, operate, lease, sell, trade, and borrow money and mortgage both real and personal property as may be necessary or convenient in the administration of the Association.

(e) To acquire and pay for insurance for the protection of the Association, and to acquire and pay for Directors and Officers liability insurance to protect the Directors and Officers of the Association.

(f) To make, amend, alter, rescind, and promulgate reasonable rules and regulations regarding the Jointly Owned Property and Leased Property for the benefit, health, safety, and welfare of the Members.

(g) To employ and dismiss vendors, contractors, attorneys, accountants, engineers, architects, and other professionals and personnel to perform the services required for proper operation of the Association.

(h) To use and expend the monies collected by the Association to effectuate its purposes and powers, including, but not limited to, the payment of utilities and all taxes and assessments made by public bodies which may be levied upon the Association.

(i) To select depositories for the Association funds and to determine the manner of receiving, depositing, and disbursing corporate funds.

(j) To enforce by legal means the provisions of these Articles, the Management Agreement, and/or any rule and regulation promulgated by the Association from time to time.

(k) To possess, enjoy, and exercise all powers necessary to implement, enforce, and carry into effect the powers above described, including, without limitation, the power to acquire, hold, convey, and deal in real and personal property.

(l) To provide, to the extent deemed necessary by the Board, any and all services and do any and all things which are incidental to or in furtherance of the purposes and powers of the Association.

## **ARTICLE V**

### **MEMBERS AND VOTING RIGHTS AND MANNER OF ELECTION**

5.1 Membership. The Members of the Association are the Condominium Associations. No Member may assign, hypothecate, or transfer in any manner membership in the Association.

5.2 Voting Rights and Manner of Election.

5.2.1 The Board of the Association shall be composed of two (2) representatives of each Condominium Association, with each representative being appointed by the respective Boards of Directors of each Condominium Association. Each member of the Board of the Association shall have one (1) vote. The Management Agreement contains additional details on the manner and process of Board procedures.

## **ARTICLE VI**

### **TERM**

The term for which the Association is to exist shall be perpetual. In the event of dissolution of the Association, other than incident to a merger or consolidation, the assets of the Association shall

be dedicated to a public body, or conveyed to a non-profit organization with similar purposes. Any Member may petition the local Circuit Court for the appointment of a receiver to manage the affairs of the dissolved Association, in the place and stead of the Association, and to make such provisions as may be necessary for the continued management of the affairs of the dissolved Association.

#### **ARTICLE VII** **INITIAL SUBSCRIBER**

The name and address of the initial subscriber to these Articles is as follows:

<u>Name</u>	<u>Address</u>
Cindy Whittle	5665 Coral Ridge Drive, Coral Springs, FL 33076

#### **ARTICLE VIII** **BOARD OF DIRECTORS**

All Directors shall be natural persons who are eighteen (18) years of age or older. The following are the names and addresses of the persons appointed to act as Directors until their successors are elected and qualified:

<u>NAME</u>	<u>ADDRESS</u>
GARY AZARIAN	5665 Coral Ridge Drive Coral Springs, Florida 33076
SAM MAKRIS	5665 Coral Ridge Drive Coral Springs, Florida 33076
ROB GROOM	5665 Coral Ridge Drive Coral Springs, Florida 33076
TONY CERULLI	5665 Coral Ridge Drive Coral Springs, Florida 33076
RON WILSON	5665 Coral Ridge Drive Coral Springs, Florida 33076
ADRIAN SANTIAGO	5665 Coral Ridge Drive Coral Springs, Florida 33076

#### **ARTICLE IX** **OFFICERS**

The affairs of the Association shall be managed by a President, a Vice President, a Secretary, and a Treasurer, and such other Officers as the Board may from time to time designate in the Board's sole discretion, the powers and duties of which shall be designated by the Board as the Board deems necessary in its sole discretion, all of whom shall serve at the pleasure of

the Board. The names and addresses of the current Officers of the Association, who shall hold office until their successors are duly elected in the manner set forth in the By-Laws are as follows:

<u>NAME</u>	<u>OFFICERS</u>	<u>ADDRESS</u>
GARY AZARIAN	President	5665 Coral Ridge Drive Coral Springs, Florida 33076
SAM MAKRIS	Vice President	5665 Coral Ridge Drive Coral Springs, Florida 33076
ROB GROOM	Treasurer	5665 Coral Ridge Drive Coral Springs, Florida 33076
TONY CERULLI	Secretary	5665 Coral Ridge Drive Coral Springs, Florida 33076

#### **ARTICLE X** **INDEMNIFICATION**

Each and every Director, Officer, and member of any duly authorized committee of the Association shall be indemnified by the Association against all costs, expenses, and liabilities, including Legal Fees, reasonably incurred by or imposed upon him/her in connection with any negotiation, proceeding, arbitration, litigation, or settlement in which he/she becomes involved by reason of his/her being or having been a Director, Officer, or committee member of the Association, and the foregoing provision for indemnification shall apply whether or not such person is a Director, Officer, or committee member at the time such fees, costs, or expenses are incurred. Notwithstanding the above, in the event of a settlement in connection with any of the foregoing, the indemnification provisions provided in this Article X shall not be automatic and shall apply only when the Board approves such settlement and reimbursement for the fees, costs, and expenses of such settlement as being in the best interest of the Association. In the event a Director, Officer, or committee member admits that he/she is guilty of or is adjudged guilty of willful misconduct or gross negligence in the performance of his/her duties, the indemnification provisions of this Article X shall not apply. The foregoing right of indemnification provided in this Article X shall be in addition to and not exclusive of any and all rights of indemnification to which a Director, Officer, or committee member of the Association may be entitled under statute or common law.

Upon the resignation of a Director, Officer, or committee member, the Association and the Members shall remise, release, acquit, and forever discharge such Director, Officer, or committee member of and from any and all manner of action(s), cause(s) of action, suits, debts, dues, claims, bonds, bills, covenants, contracts, controversies, agreements, promises, variances, trespasses, damages (except to the extent and such damages are covered by insurance), judgments, executions, claims, and demands, whatsoever, in law or in equity, which the Association or the Members, their successors, assigns, heirs, and personal representatives, had, now have, or will have against such Director, Officer, or committee member by reason of having been a Director, Officer, or committee member. Notwithstanding, the foregoing shall not apply in the event of a criminal act where such Director, Officer, or committee member was adjudicated guilty or pled nolo contendere.



**ARTICLE XI**  
**AMENDMENTS**

12.1 These Articles may be amended only upon the written approval of the Condominium Associations, by the majority vote of the Board of Directors of each the East, West, and North. The approval may be obtained by written consent in lieu of a membership meeting pursuant to the relevant provisions of the Florida Not For Profit Corporation Act.

12.2 Filing and Recording. Amendments to these Articles adopted pursuant to this Article XII shall be recorded among the Official Records of the County and filed in the Office of the Secretary of State of the State of Florida.

**ARTICLE XIII**  
**REGISTERED AGENT**

The name and address of the registered agent of the Association who shall serve until his/her successor is properly appointed by the Board shall be: Kaye Bender Rembaum, P.L., 1200 Park Central Boulevard South, Pompano Beach, Florida 33064. The Association shall have the right to designate subsequent registered agents without amending these Articles.

*[REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK]*

*[SIGNATURE PAGE FOLLOWS]*

IN WITNESS WHEREOF, these Articles of Incorporation of Tiffany Gardens Tri-Association Inc. were executed on this 17 day of May, 2022.

Signed, sealed and delivered

TIFFANY GARDENS TRI-ASSOCIATION,  
INC.

in the presence of:

Cynthia B. Whette

Print Name: Cynthia G. Whette

By: [Signature]

Print GARYS. AZARIAN, its President

Margaret E. Crane

Print Name: MARGARITA E CRANE

STATE OF FLORIDA           )  
  ) ss:  
COUNTY OF BROWARD       )

The foregoing Articles of Incorporation of Tiffany Gardens Tri-Association, Inc. were acknowledged before me by means of ☒ physical appearance, or ☐ online notarization, this 17 day of May, 2022, by GARY AZARIAN, as President of Tiffany Gardens Tri-Association, Inc., a Florida not for profit corporation, who ☒ is personally known to me or ☐ produced \_\_\_\_\_ as identification and did not take an oath.

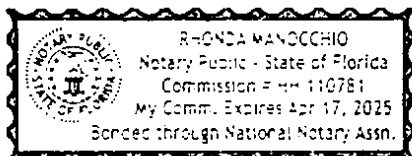
Rhonda Manocchio

Notary Public, State of Florida

Rhonda Manocchio

Print Name of Notary Public

My Commission Expires:

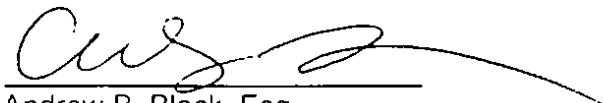


**ACCEPTANCE BY REGISTERED AGENT**

Having been named to accept service of process for Tiffany Gardens Tri-Association, Inc., a Florida not for profit corporation, at the place designated in these Articles of Incorporation of Tiffany Gardens Tri-Association, Inc., 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 31 day of May, 2022.

KAYE BENDER REMBAUM, P.L.

By:   
\_\_\_\_\_  
Andrew B. Black, Esq.  
(Registered Agent)

TRI-BUILDING MANAGEMENT AGREEMENT

THE AGREEMENT, made this 1 day of March, <sup>1997</sup>1996, by and between TIFFANY GARDENS EAST, INC. (herein "EAST"), TIFFANY GARDENS WEST, INC. (herein "WEST") and TIFFANY GARDENS NORTH, INC. (herein "NORTH"), herein jointly referred to as the ASSOCIATIONS.

WHEREAS, the ASSOCIATIONS are each Condominium Associations operating and maintaining three (3) separate Condominiums, those being Tiffany Gardens East, Tiffany Gardens West and Tiffany Gardens North, pursuant to Declarations of Condominium recorded in the Public Records of Broward County, Florida, at Official Records Books 3671, 4731, and 4095, at Pages 238, 705, and 547, respectively; and

WHEREAS, the ASSOCIATIONS are parties to a Tri-Building Management Agreement dated May 19, 1978, whereunder the ASSOCIATIONS have agreed to certain operating procedures regarding the specified property in the Agreement; and

WHEREAS, the ASSOCIATIONS are each parties to a Ninety Nine Year Lease dated May 12, 1968, recorded in the Public Records of Broward County, Florida At Official Record Book 3671, Page 263, whereunder the ASSOCIATIONS and their constituent Memberships are bound to operate and manage certain leased property; and

WHEREAS, certain other common property exists, the operation and maintenance of which requires a joint operation and cooperation, which the parties hereto wish to adopt; and

WHEREAS, the ASSOCIATIONS wish to memorialize their agreements as to the operation of the leased property, in accordance with the terms and conditions contained herein.

NOW, THEREFORE, in consideration of the mutual covenants contained herein, and for other good and valuable consideration, the receipt and adequacy of which is expressly acknowledged, the parties hereto agree as follows:

1. That the foregoing recitals are true and correct.
2. The terms of the Tri-Building Management Agreement of May 19, 1978 (herein the "1978 Agreement") are hereby ratified and incorporated into this Agreement. A copy of the 1978 Agreement is attached hereto as Exhibit "A". The parties hereto agree to continue to adhere to the 1978 Agreement in addition to the terms and provisions of this Agreement.
3. Upon the execution of this Agreement, the ASSOCIATIONS shall form a Tri-Building Management Board (herein the "Board") composed of two (2) representatives of each Association, each being appointed by the respective Boards of Directors from among the members of the Boards of Directors. It shall be the duty of the Board to undertake the operation and management of the property which is the subject of the 1978 Agreement and the Ninety-Nine Year Lease, in accordance with the terms and provisions of this Agreement and the respective Declarations of Condominium of the ASSOCIATIONS. Additionally, the Board shall be responsible for the operation and maintenance of the common pump house equipment, fresh water pumps, fire pumps, the pump house building, the tool room building, and any other property or facility common to the ASSOCIATIONS. The term of service of each of the members of the Board shall be concurrent with the

Exhibit "A"

Board member's term as a Director of his or her respective Association, or until such time as the respective Boards of Directors designate another representative. The Board for EAST, WEST, and NORTH shall have the right to establish alternate representatives, who shall have the same qualification requirements, and powers and duties as the designated representative, but only in the representative's absence. The alternate's appointment shall be effective upon the written designation by the respective Board of Directors.

4. The Board shall operate under the following:

A. The Board shall have the authority to undertake any action necessary relative to the property in question, in the name of the ASSOCIATIONS, including, but not limited to expenditures of funds. Each Association shall be obligated to contribute 1/3 of the necessary operating funds of the Board with a base annual contribution from each Association in the amount of \$2,000.00. The base annual contribution shall be adjusted annually by the Board by up to 5% without the approval of the ASSOCIATIONS. Any additional funds needed by the Board requires the approval of all of the ASSOCIATIONS, by majority vote of each Board. The budget of the Board shall include, but not be limited to, the lease payments under the Ninety-Nine Year Lease, insurance, lawn and sprinkler maintenance, water and sewage, gas, and such other expenses as the Board deems to be appropriate. Prior to being effective, the budget adopted by the Board requires the approval of a majority of the ASSOCIATIONS by the respective Boards of Directors.

B. Meetings of the Board shall be held at such times as the Board deems necessary, and shall be held in accordance with Section 718.112(2)(c) of Florida Statutes, as it may be amended from time to time. A Special Meeting shall be held upon the written request of two (2) Associations. Special Meetings may be called upon 48 hours notice to the Board members, except in an emergency. Notice of each Board meeting must be provided pursuant to Section 718.112(2)(c) of Florida Statutes, as it may be amended from time to time. Any Board may waive notice of a meeting before or after the meeting and such waiver shall be deemed equivalent to the giving of notice.

C. A quorum of Board members required to conduct Board business shall be four (4). Provided, however, that in addition, there must be at least one (1) representative from each Association to constitute a quorum. In the event that the Board is unable to meet after three (3) attempts due to the absence of the representative of one Association, either intentionally or unintentionally, a quorum of four (4) members from two Associations shall be sufficient to conduct business. An effort will be made to contact each board member in an emergency situation.

D. At each meeting, a presiding officer and recording secretary shall be appointed by those present, and the latest edition of Robert's Rules of Order shall govern the meeting procedure. Minutes shall be kept pursuant to Section 718.112(2)(c) of Florida Statutes, as it may be amended from time to time.

E. Each Board member shall have one (1) vote. Acts taken by the Board shall be upon the vote of a majority of Board members. In the event of a tie vote which cannot be resolved by the Board, the matter shall be submitted to the Boards of EAST, WEST and NORTH for disposition. Each Board of Directors of EAST, WEST and NORTH shall cast one (1) vote on any tie issue. The Boards must meet to consider and vote on the disputed item within ten (10) days of its submission by the Board. In the event that a Board does not vote within the ten (10) day period, that Board shall be

deemed to have assented to the proposal. In the event that a tie cannot be resolved by the Boards, the issue shall be submitted to the entire Membership of the ASSOCIATIONS, with a majority vote of the Membership resolving the issue.

5. This Agreement constitutes the entire agreement of the parties hereto, and may be amended only upon the written approval of the ASSOCIATIONS, by the majority vote of the Board of Directors of EAST, WEST and NORTH.

6. All provisions of this Agreement are severable and no provision hereof shall be affected by the invalidity of any other such provision. The failure of the Board or any party hereto to enforce any provision herein shall not be deemed as a waiver of that provision or prevent the Board or any party hereto from any enforcement of such provision in the future.

7. This Agreement shall be subject to and construed in accordance with the laws of the State of Florida.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement on the date first written above.

Signed, sealed and delivered  
the presence of

TIFFANY GARDENS EAST, INC.

(Sign)  
(Print Name)

By:

*William J. Broun*  
President

(Sign)  
(Print Name)

(Sign)  
(Print Name)

Attest:

*Cheryl B. Broun*  
Secretary

(Sign)  
(Print Name)

(Sign)  
(Print Name)

*Harvey J. Stebbins*

(Sign)  
(Print Name)

(Sign)  
(Print Name)

*Bonnie L. Pitts*

(Sign)  
(Print Name)

(Sign)  
(Print Name)

(Sign)  
(Print Name)

STATE OF FLORIDA  
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me this 5 day  
of March 1997 by 3

Exhibit "A"

Alfredo, Elena, and Harry Storch  
and Barbara of TIFFANY GARDENS EAST, INC., a Florida  
corporation, on behalf of the corporation. They are personally known to  
me or have produced \_\_\_\_\_ as identification and did take an oath.



My Commission Expires:

NOTARY PUBLIC:

sign John M. Whittle  
print John M. Whittle

TIFFANY GARDENS WEST, INC.

(Sign) \_\_\_\_\_  
(Print Name) \_\_\_\_\_

By: Adrian Morrow  
President

(Sign) \_\_\_\_\_  
(Print Name) \_\_\_\_\_

(Sign) \_\_\_\_\_  
(Print Name) \_\_\_\_\_

Attest: T. P. Parley  
Secretary

(Sign) \_\_\_\_\_  
(Print Name) \_\_\_\_\_

(Sign) \_\_\_\_\_  
(Print Name) \_\_\_\_\_

William E. Hogan

(Sign) \_\_\_\_\_  
(Print Name) \_\_\_\_\_

(Sign) \_\_\_\_\_  
(Print Name) \_\_\_\_\_

James R. Loughran

(Sign) \_\_\_\_\_  
(Print Name) \_\_\_\_\_

(Sign) \_\_\_\_\_  
(Print Name) \_\_\_\_\_

Joseph R. Ruggiale

(Sign) \_\_\_\_\_  
(Print Name) \_\_\_\_\_

STATE OF FLORIDA  
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me this 5 day  
of March 1998, by Adrian Morrow, William E. Hogan,  
James R. Loughran, and Joseph R. Ruggiale of TIFFANY GARDENS WEST, INC., a Florida  
corporation, on behalf of the corporation. They are personally known to  
me or have produced \_\_\_\_\_ as identification and did take an oath.

NOTARY PUBLIC:

sign John M. Whittle  
print John M. Whittle

My Commission Expires:



JOHN M. WHITTLE  
COMMISSION # CC 432624  
EXPIRES JAN 9, 1999  
BONDED THRU  
ATLANTIC BONDING CO., INC.

TIFFANY GARDENS NORTH, INC.

(Sign) \_\_\_\_\_  
(Print Name) \_\_\_\_\_

By: Noel Stevens  
President

(Sign) \_\_\_\_\_  
(Print Name) \_\_\_\_\_

(Sign) \_\_\_\_\_  
(Print Name) \_\_\_\_\_

Attest: Mabel Lentz  
Secretary

(Sign) \_\_\_\_\_  
(Print Name) \_\_\_\_\_

[Signature]

(Sign) \_\_\_\_\_  
(Print Name) \_\_\_\_\_

(Sign) \_\_\_\_\_  
(Print Name) \_\_\_\_\_

Paul Spedden

(Sign) \_\_\_\_\_  
(Print Name) \_\_\_\_\_

(Sign) \_\_\_\_\_  
(Print Name) \_\_\_\_\_

Harry Friede

(Sign) \_\_\_\_\_  
(Print Name) \_\_\_\_\_

(Sign) \_\_\_\_\_  
(Print Name) \_\_\_\_\_

STATE OF FLORIDA  
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me this 5 day  
of March 1995 by Noel Stevens, Mabel Lentz, Paul Spedden,  
and Harry Friede of TIFFANY GARDENS NORTH, INC., a Florida  
corporation, on behalf of the corporation. They are personally known to  
me or have produced \_\_\_\_\_ as identification and did take an oath.



ELENA A. BOZZI  
My Commission CCB16571  
Expires Dec. 04, 1998

My Commission Expires:

NOTARY PUBLIC:

sign: Elena Bozzi  
print: Elena Bozzi

Exhibit 511 "A"