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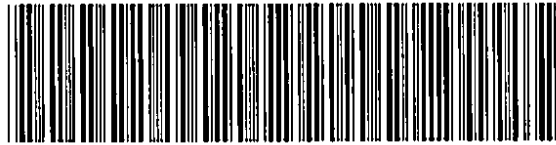
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CENTURY GARDEN SOUTH HOMEOWNERS ASSOCIATION, INC.

(CORPORATE NAME AND DOCUMENT #)

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**SPECIAL
INSTRUCTIONS:**



2022 SEP 19 AM 10:49

FLORIDA DEPARTMENT OF STATE
Division of Corporations

September 16, 2022

CORPORATE ACCESS, INC.

SUBJECT: CENTURY GARENS SOUTH HOMEOWNERS ASSOCIATION, INC.
Ref. Number: W22000117841

We have received your document for and your check(s) totaling \$70.00. However, the enclosed document has not been filed and is being returned for the following correction(s):

Did you mean "Association"? If so, please amend the document accordingly. If not, please resubmit the document.

If you have any further questions concerning your document, please call (850) 245-6052.

Summer Chatham
Regulatory Specialist II
New Filing Section

Letter Number: 622A00020640

Corrected

**ARTICLES OF INCORPORATION
FOR
CENTURY GARDENS SOUTH HOMEOWNERS ASSOCIATION, INC.**

The undersigned, for the purpose of forming a corporation not for profit pursuant to the laws of the State of Florida, does hereby adopt the following Articles of Incorporation (the "**Articles**").

1. Name. The name of the corporation shall be CENTURY GARDENS SOUTH HOMEOWNERS ASSOCIATION, INC. (the "**Association**").

2. Principal Office. The principal office of the Association is 1805 Ponce de Leon Blvd., Suite 100, Coral Gables, FL 33134.

3. Registered Office - Registered Agent. The street address of the Registered Office of the Association is c/o Joseline Pereira, 1805 Ponce de Leon Blvd., Suite 100, Coral Gables, FL 33134. The name of the Registered Agent of the Association is:

JOSELINE PEREIRA

4. Definitions. A declaration entitled Declaration for Century Gardens South (the "**Declaration**") will be recorded in the Public Records of Miami-Dade County, Florida, and shall govern all of the operations of a townhome residential development to be known as Century Gardens South ("**CGS**"). All initially capitalized terms not defined herein shall have the meanings set forth in the Declaration.

5. Purpose. The purpose for which the Association is organized is to provide an entity for the operation of CGS located in Miami-Dade County, Florida. The Association is organized to provide a means of administering CGS. The Owners of the Homes shall automatically be members ("**Members**") of the Association.

6. Powers and Duties. The powers of the Association shall include and be governed by the following:

6.1. General. The Association shall have all of the common law and statutory powers of a corporation not for profit under the laws of Florida that are not in conflict with the provisions of these Articles, the Declaration, the By-Laws or the Act.

6.2. Enumeration. Without limiting the foregoing, the Association shall have all of the powers and duties reasonably necessary to operate CGS pursuant to the Declaration and as more particularly described in the By-Laws including, but not limited to, the following:

6.2.1. Assessments and Special Assessments. To make and collect Assessments, Special Assessments and other charges from Owners as provided in the Declaration, and to use the proceeds thereof in the exercise of its powers and duties, to lease, maintain, repair, or replace the

common elements or Association property; however the Association may not charge a use fee against Owners for the use of the common elements or Association property unless otherwise provided in the Declaration or by majority vote of the Association or unless the charges relate to expenses incurred by an Owner having exclusive use of the common elements or association property.

6.2.2. Purchase of Homes, Leases and Personal Property. To buy, own, operate, lease, sell, trade and mortgage both real and personal property as may be necessary or convenient in the administration of CGS, and to maintain, repair, replace, reconstruct, add to and operate any CGS Property, and other property acquired or leased by the Association for use by the Owners. The Association has the power, unless prohibited by the Declaration, Articles of Incorporation, or Bylaws of the Association, to purchase Homes and to acquire hold, lease, mortgage, and convey them. There shall be no limitation on the Association's right to purchase a foreclosure sale resulting from the Association's foreclosure of its lien for unpaid assessments, or to take title by deed in lieu of foreclosure. The Association has the power to purchase any land or recreational lease, subject to the same manner of approval as in Section 720.31 Florida Statutes for the acquisition of leaseholds.

6.2.3. Insurance. To purchase insurance upon any Parcel and Common Areas, and insurance for the protection of the Association, its officers, directors and Owners. The Association shall have the power to purchase and maintain insurance on behalf of any person who is or was a director, officer, employee or agent of another corporation, partnership, joint venture, trust or other enterprise, against any liability asserted against him and incurred by him in any such capacity, or arising out of his status as such, whether or not the Association would have the power to indemnify him against such liability under the provisions of Article 12.

6.2.4. Rules and Regulations. To make and amend reasonable rules and regulations (the "**Rules and Regulations**") for the maintenance, conservation and use of any Parcel and for the health, comfort, safety and welfare of the Owners.

6.2.5. Enforcement. To enforce by legal means the provisions of Section 720 the Florida Statutes ("**Statute**"), the Declaration, these Articles, the By-Laws, and the Rules and Regulations.

6.2.6. Management and Employees. To employ personnel, retain independent contractors, managers, and professional personnel; enter into any supply or service contracts; and contract for the management of the Parcels and Common Areas, and, in connection therewith, to delegate powers and duties of the Association to the extent and in the manner permitted by the Statute, Declaration, the By-Laws, and the Act.

6.2.7. Approval of Transfers. Approve or disapprove the leasing, transfer, ownership, and possession of Homes as may be provided by the Declaration.

6.2.8 Legal Action. To institute, maintain, settle, or appeal actions or hearings in its name on behalf of owners concerning matters of common interest to the most or all Homes,

including, but not limited to, the common elements; the roof and structural components of a building or other improvements; mechanical, electrical, and plumbing elements serving an improvement or a building; representations of the Developer pertaining to any existing or proposed commonly used facilities; and protesting ad valorem taxes commonly used facilities and on Homes; and may defend actions in eminent domain or bring inverse condemnation actions. If the Association has a right to maintain a class action, the Association may be joined in an action as representative of that class with reference to litigation and disputes involving the matters for which the Association could bring a class action. Nothing herein limits any statutory common-law right of any individual Owner or class of Owners to bring any action without the participation by the Association which may otherwise be available.

6.2.9 Access to Homes. The Association has the irrevocable right of access to each Homes during reasonable hours, when necessary for the maintenance, repair, or replacement of any common elements or any portion of a Home to be maintained by the Association pursuant to the Declaration or as necessary to prevent damage to the common elements or to a Home or Homes.

6.2.10 Common Areas. The Association, through its board, has the limited power to convey a portion of the common areas to condemning authority for the purposes of providing utility easements, right-of-way expansion, or other public purposes, whether negotiated or as a result of eminent domain.

7. Owners and Membership.

7.1. Membership. The Members of the Association shall consist of all the record owners of Homes at CGS from time to time.

7.2. Assignment. The share of an Owner in the funds and assets of the Association cannot be assigned, hypothecated, or transferred in any manner except as an appurtenance to the Home for which that share is held. The funds and assets of the Association shall be expended, held or used only for the benefit of the Owners and for the purposes authorized herein, in the Declaration, and in the By-Laws.

7.3. Voting. On all matters upon which the Owners shall be entitled to vote, there shall be only one (1) vote for each Home, which vote shall be exercised or cast in the manner provided by the By-Laws. Any person or entity owning more than one (1) Home shall be entitled to one (1) vote for each Home owned.

7.4. Prior to Recordation of Declaration. Until such time as the real property comprising CGS and the improvements now and/or to be constructed thereon, are submitted to the townhomes form of ownership by recordation of the Declaration in the Public Records of Miami-Dade County, Florida, the membership of the Association (the "Membership") shall be comprised of the Directors of the Association, each of whom shall be entitled to cast a vote on all matters upon which the Membership would be entitled to vote.

8. Term of Existence. The Association shall have perpetual existence.

9. Directors.

9.1. Number and Qualification. The property, business and affairs of the Association shall be managed by a Board of Directors (the "**Board**") consisting initially of three (3) directors, but subject to change as provided by the By-Laws. Directors appointed or designated by the Developer need not be Owners of the Association or residents of Homes at CGS. All other directors must be Owners.

9.2. Duties and Powers. All of the duties and powers of the Association existing under the Act, the Declaration, these Articles, and the By-Laws shall be exercised exclusively by the Board, its agents, contractors and/or employees, subject only to approval by Owners when such approval is specifically required by the Declaration or the Statute.

9.3. Election; Removal. Directors shall be appointed, elected, and removed as provided in the By-Laws.

9.4. Current Directors. The names and addresses of the members of the current Board of Directors who shall hold office until their successors are appointed and/or elected, are as follows:

<u>NAME</u>	<u>ADDRESS</u>
Diana Manso	1805 Ponce de Leon Blvd., Suite 100 Coral Gables, FL 33134
Joseline Pereira	1805 Ponce de Leon Blvd., Suite 100 Coral Gables, FL 33134
Pedro Hernandez	1805 Ponce de Leon Blvd., Suite 100 Coral Gables, FL 33134

10. Officers. The affairs of the Association shall be administered by the officers holding the offices designated in the By-Laws. The officers shall be elected by the Board and shall serve at the pleasure of the Board. The names and addresses of the current officers who shall serve until their successors are designated by the Board are as follows:

PRESIDENT:	Diana Manso 1805 Ponce de Leon Blvd., Suite 100 Coral Gables, FL 33134
SECRETARY:	Pedro Hernandez 1805 Ponce de Leon Blvd., Suite 100 Coral Gables, FL 33134

TREASURER

Joseline Pereira
1805 Ponce de Leon Blvd., Suite 100
Coral Gables, FL 33134

11. Incorporator. The name and address of the Incorporator is as follows:

Diana Manso
c/o Century Homebuilders Group, LLC
1805 Ponce de Leon Blvd., Suite 100
Coral Gables, Florida 33134

12. Indemnification.

12.1. Indemnity. The Association shall indemnify any person who was or is a party or is threatened to be made a party to any threatened, pending, or contemplated action, suit or proceeding, whether civil, criminal, administrative, or investigative, by reason of the fact that he is or was a director, employee, officer, or agent of the Association, against expenses (including reasonable attorneys' fees and paraprofessional fees at trial and upon appeal), judgments, fines and amounts paid in settlement actually and reasonably incurred by such person in connection with such action, suit or proceedings, if he acted in good faith and in a manner he reasonably believed to be in or not opposed to the best interest of the Association, and, with respect to any criminal action or proceeding, has no reasonable cause to believe his conduct was unlawful.

12.2. Limitations on Indemnification. Notwithstanding the foregoing, no indemnification shall be made with respect to any claim, issue or matter as to which such person shall have adjudged to be liable for gross negligence or intentional misconduct in the performance of his duties to the Association, unless and only to the extent that the court in which such action or suit was brought shall determine upon application that despite the adjudication of liability, but in view of all of the circumstances of the case, such person is fairly and reasonably entitled to indemnity for such expenses which such court shall deem proper.

12.3. Effect of Termination of Action. The termination of any action, suit or proceeding by judgment, order, settlement, conviction or upon a plea of nolo contendere or its equivalent shall not, of itself, create a presumption that the person did not act in good faith and in a manner which he reasonably believed to be in or not opposed to the best interest of the Association, and with respect to any criminal action or proceeding, had reasonable cause to believe that his conduct was unlawful.

12.4. Expenses. To the extent that a director, officer, employee or agent of the Association has been successful on the merits or otherwise in defense of any action, suit or proceeding referred to in Section 12.1 above, or in defense of any claim, issue or matter therein, he shall be indemnified against expenses (including attorneys' fees and paraprofessional fees at trial and upon appeal) actually and reasonably incurred by him in connection therewith.

12.5. Approval. Any indemnification under Section 12.1 above (unless ordered by a court) shall be made by the Association only as authorized in the specific case upon a determination that indemnification of the director, officer, employee or agent is proper under the circumstances because he has met the applicable standard of conduct set forth in Section 12.1 above. Such determination shall be made (a) by the Board by a majority vote of a quorum consisting of directors who were not parties to such action, suit or proceeding, or (b) if such quorum is not obtainable, or, even if obtainable, if a quorum of disinterested directors so directs, by independent legal counsel in a written opinion, or by a majority of the voting interests of the Owners.

12.6. Advances. Expenses incurred in defending a civil or criminal action, suit or proceeding shall be paid by the Association in advance of the final disposition of such action, suit or proceeding as authorized by the Board in any specific case upon receipt of an undertaking by or on behalf of the affected director, officer, employee or agent to repay such amount until such time it shall ultimately be determined that he was not entitled to be indemnified by the Association as authorized in this Article 12.

12.7. Miscellaneous. The indemnification provided by this Article shall not be deemed exclusive of any other rights to which those seeking indemnification may be entitled under the By-Laws, agreement, vote of Owners or otherwise, and shall continue as to a person who has ceased to be a director, officer, employee, or agent and shall inure to the benefit of the heirs and personal representatives of such person.

13. By-Laws. The first By-Laws of the Association shall be adopted by the Board and may be altered, amended or rescinded by the Board, Owners, and/or the Developer as provided in the By-Laws.

14. Amendments. Amendments to these Articles shall be proposed and adopted in the following manner:

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

14.2. Proposal. A resolution for the adoption of a proposed amendment may be proposed either by a majority of the Board or Owners holding one-third (1/3) of the voting interests in the Association.

14.3. Approval. An amendment shall be approved once it is approved:

14.3.1. by the Owners holding a majority of the voting interests in the Association present in person or by proxy at a Members' meeting at which a quorum thereof has been attained and by not less than sixty-six and two-thirds percent (66-2/3%) of the entire Board; or

14.3.2. by Owners holding eighty percent (80%) of the voting interests in the Association present in person or by proxy at a Members' meeting at which a quorum has been attained; or

14.3.3. prior to the date upon which Owners other than Developer control the Board, by not less than one hundred percent (100%) of the entire Board.

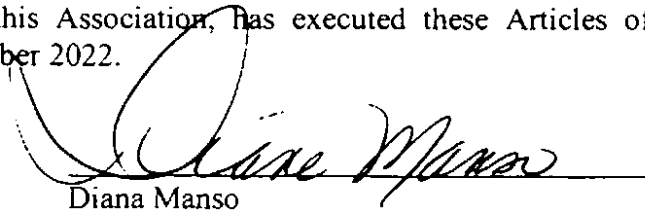
14.4. Attendance Not Required. Directors who are not present in person at the meeting considering the amendment may express their agreement or disagreement in writing, provided that the same is delivered to the Secretary at or prior to the meeting. Such agreement or disagreement may not be used as a vote for or against the action taken but may not be used for the purpose of creating a quorum.

14.5. Limitation. Notwithstanding the foregoing, no amendment shall be made that is in conflict with the Statute, the Declaration, or the By-Laws, nor shall any amendment make any changes which would in any way affect any of the rights, privileges, powers, or options herein provided in favor of or reserved to the Developer herein or in the Declaration unless the Developer shall join in the execution of the amendment.

14.6. Recording. A copy of each amendment shall be filed with the Secretary of State pursuant to the provisions of applicable Florida law, and a copy certified by the Secretary of State shall be recorded in the Public Records of Miami-Dade County, Florida.

14.7. Developer. The Developer may amend these Articles consistent with the provisions of the Declaration allowing certain amendments to be effected by the Developer alone. This paragraph may not be amended.

For the purpose of forming this Association under the Laws of the State of Florida, the undersigned, being the Incorporator of this Association, has executed these Articles of Incorporation as of the 14th day of September 2022.


Diana Manso

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STATE OF FLORIDA

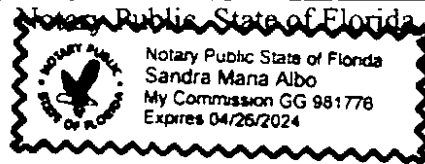
COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 14 day of September 2022, by **Diana Manso**, as Incorporator of **Century Gardens South Homeowners Association, Inc.**, a Florida non-profit corporation, on behalf of the corporation, who ☒ is personally known to me or ☐ has produced _____ as identification.

My commission expires:

April 26, 2024

Sandra P. Albo



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ACCEPTANCE BY REGISTERED AGENT

The undersigned, having been named to accept service of process for the above-stated corporation at the place designated in this certificate, hereby agrees to act in this capacity, is familiar with, and accepts, the obligations of this position and further agrees to comply with the provisions of all statutes relative to the proper and complete performance of my duties.

Dated this 14th day of September 2022.



Joseline Pereira

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