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FLORIDA PROFIT/NON PROFIT CORPORATION  
DRIFTWOOD SINGER ISLAND DOCK ASSOCIATION, INC.

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ARTICLES OF INCORPORATION  
OF  
DRIFTWOOD SINGER ISLAND DOCK ASSOCIATION, INC.

THE UNDERSIGNED INCORPORATOR, being a natural person competent to contract, for the purpose of forming a corporation 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 the Association shall be Driftwood Singer Island Dock Association, Inc. ("Association"). All capitalized terms contained in this instrument shall have the same defined meaning as contained in the Bylaws of the Association ("Bylaws"), unless otherwise provided to the contrary.

ARTICLE II. PURPOSE AND POWERS

Section 1. Purpose. The purpose of the Association is to provide an entity for the operation and governance of both the Docks ("Docks") and boat slips ("Boat Slips") that owners of residential condominium units ("Owners") in Driftwood Singer Island, A Condominium (the "Condominium") can, with respect to the Docks, use or, with respect to the Boat Slips, license, rent, or otherwise reach an agreement for their use, all as are located upon the submerged lands in Palm Beach County, Florida, abutting the Condominium property.

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

Section 2. Powers. The 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 Association shall have all of the powers and duties reasonably necessary to operate the Docks and the Boat Slips pursuant to the Bylaws and any rules and regulations established or promulgated thereunder ("Rules and Regulations"), as they may be amended from time to time, and such other documents or agreements that may exist from time to time pertaining to the Docks and the Boat Slips. The powers and duties, which the Bylaws may set forth in more detail, shall include, but shall not be limited to, the following specific powers and duties:

- (a) To make and collect Assessments against Members for the costs and expenses to manage, operate, repair, and maintain the Docks and the Boat Slips, and to make such other Special Assessments against Members as the Bylaws shall provide, and to enforce such levy of Assessments through any action permitted in law or in equity.
- (b) To use the proceeds of the Assessments in the exercise of its powers and duties, and as provided in these Articles, the Bylaws, and the Rules and Regulations.
- (c) To manage, maintain, repair, replace, and operate the Docks and the Boat Slips.
- (d) To purchase insurance and enter into contracts or such other agreements for services, utilities, and for such other purposes as may be deemed appropriate.
- (e) To reconstruct improvements after casualty and further improve the Docks and the Boat Slips.

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(f) To make and amend reasonable rules and regulations, which shall be set forth in the Bylaws or otherwise independently established, which may be amended in such a way as specified therein.

(g) To perform such functions as may be specified in the Bylaws, including actions pertaining to lands lying adjacent to the Docks and the Boat Slips but for which the Association has responsibility.

(h) To enforce by legal means the provisions of these Articles, the Bylaws, and the Rules and Regulations.

(i) To employ personnel to perform the services required for proper operation of the Docks and the Boat Slips.

(j) 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.

(k) To contract for the management and maintenance of the Docks and the Boat Slips and to authorize a management agent to assist the 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 Members, preparation of records, enforcement of rules and maintenance, repair and the replacement of the Docks and the Boat Slips with funds as shall be made available by the Association for such purposes. The Association and its officers shall, however, retain at all times the powers and duties granted by the Articles and Bylaws, including, but not limited to, the making of Assessments, promulgation of rules and execution of contracts on behalf of the Association.

(l) To bring suit as may be necessary to protect the Association's interests, the interests of the Association's Members, or the Docks and the Boat Slips, and to be sued.

#### ARTICLE III. TERM

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

#### ARTICLE IV. INCORPORATOR

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

Mark Weldon  
2323 Lake Drive, Suite 400  
Riviera Beach, FL 33404

#### ARTICLE V. OFFICERS

The officers of the 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 Association shall be elected for a term of 1 year (unless otherwise provided in the Bylaws), 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 Bylaws.

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

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Mark Welton – President  
Nelly Weldon - Vice-President  
Lauren Weldon - Secretary/Treasurer

**ARTICLE VI. DIRECTORS**

The affairs of the Association shall be managed by a Board composed of not less than, and no more than, (3) three directors, voted on or appointed in accordance with the provisions in the Bylaws. The first Board shall be comprised of 3 persons who shall serve until their respective successors are elected (or designated) in accordance with the terms and conditions of the Bylaws. The names and addresses of the members of the Board who shall serve as the first directors are:

Mark Weldon	2323 Lake Drive, Suite 400 Riviera Beach, FL 33404
Nelly Weldon	2323 Lake Drive, Suite 400 Riviera Beach, FL 33404
Lauren Weldon	2323 Lake Drive, Suite 400 Riviera Beach, FL 33404

Election or appointment of the directors subsequent to the initial Board shall occur in accordance with the Bylaws and Florida Law.

**ARTICLE VII. BYLAWS**

The initial Bylaws shall be adopted by the first Board.

**ARTICLE VIII. MEMBERS**

Membership in the Association shall automatically consist of, and be limited to, only those record owners of the individual Boat Slips that make up the Docks and the Boat Slips. Such Boat Slip owners shall only consist of those owners of residential condominium units in the Condominium that have also purchased a Boat Slip. At such time that a Member transfers their condominium unit or transfers ownership of their Boat Slip to another condominium unit owner, either voluntarily or by operation of law, membership in the Association shall terminate and said membership is to become vested in the transferee. If Boat Slip ownership is vested in more than one person then all of the persons so owning said Boat Slip shall be members eligible to hold office, attend meetings, etc., but the owner(s) of each Boat Slip shall only be entitled to one vote as a member of the Association. The manner of designating voting members and exercising voting rights shall be determined by the Bylaws.

**ARTICLE IX. AMENDMENTS**

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

(a) If only a single person or entity owns all of the Boat Slips, 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, or through unanimous written consent, if allowed under Florida law.

(b) If multiple persons or entities own Boat Slips, and thus there are multiple members permitted to vote, amendments to these Articles of Incorporation shall be made in the following manner:

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(i) The Board of Directors shall adopt a resolution setting forth a proposed amendment directing that it be submitted to a vote at a meeting of members, which may be either the annual or a special meeting.

(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 no more than (60) sixty days, and no fewer than fourteen (14) days, before the scheduled meeting. 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 the majority of the total eligible voting interests in the Association.

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

#### ARTICLE X. PRINCIPAL PLACE OF BUSINESS

The principal place of business of the Association shall be 2323 Lake Drive, Suite 400, Riviera Beach, FL 33404, or at such other place or places as may be designated from time to time.

#### ARTICLE XI. REGISTERED OFFICE AND AGENT

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

Mark Weldon  
2323 Lake Drive, Suite 400  
Riviera Beach, FL 33404

#### ARTICLE XII. INDEMNIFICATION

The 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 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.

#### ARTICLE XIII. TRANSFER OR ASSUMPTION

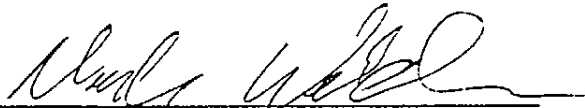
Upon a merger or consolidation of the Association with another non-profit corporation, its property (whether real or personal or mixed) may, by operation of law, be transferred to the surviving or consolidated corporation or, alternatively, the property of the other non-profit corporation may, by operation of law, be added to the property of the Association as the surviving corporation pursuant to a merger. The surviving or consolidated corporation shall thereafter operate as the Association under these Articles, the Bylaws, and the Rules and Regulations.

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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 14<sup>th</sup> day of June, 2024.

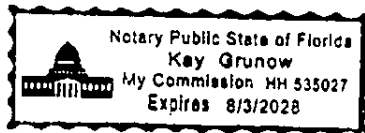
  
Mark Weldon, Incorporator


STATE OF FLORIDA  
COUNTY OF ~~DADE~~ PALM BEACH COUNTY

The foregoing instrument was acknowledged before me, by means of ☒ physical presence or ☐ online notarization, this 14<sup>th</sup> day of June, 2024, by Mark Weldon, being known to me to be the person who executed the foregoing Articles of Incorporation of Driftwood Singer Island Condominium Association, Inc. He ☐ is personally known to me or ☒ produced Drivers License as identification.

My Commission Expires: 8-3-2029

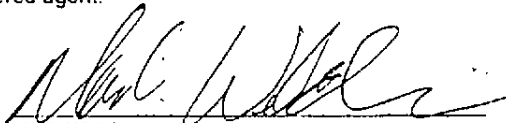
(AFFIX NOTARY SEAL)



  
(Signature)  
Name: Kay Grunow  
(Legibly Printed)  
Notary Public, State of Florida  
  
(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 Driftwood Singer Island Condominium 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 his or her duties and is familiar with and accepts the obligations of her position as registered agent.

  
Mark Weldon

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