

N26725

(Requestor's Name)

(Address)

(Address)

(City/State/Zip/Phone #)

☐ PICK-UP

☐ WAIT

☐ MAIL

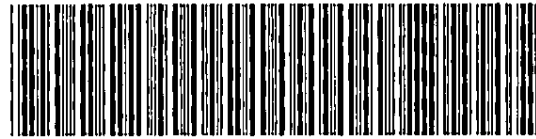
(Business Entity Name)

(Document Number)

Certified Copies _____ Certificates of Status _____

Special Instructions to Filing Officer:

Office Use Only



500352062965

10/01/20--01005--026 **43.75

R 117
10/1/21

SACHS SAX CAPLAN

ATTORNEYS AT LAW

SUITE 200
6111 BROKEN SOUND PARKWAY NW
BOCA RATON, FLORIDA 33487

TELEPHONE (561) 994-4499
DIRECT LINE (561) 237-6835
FACSIMILE (561) 994-4985

JOSEPH ARENA, ESQ.
jarena@ssclawfirm.com

October 9, 2020

Florida Department of State
Division of Corporations - Amendments Section
P.O. Box 6327
Tallahassee, FL 32314

**Re: Cypress Isle at the Polo Club Condominium Association, Inc. (the "Association")
Document No.: N26225**

To Whom It May Concern:

Enclosed with this letter please find an original Amended and Restated Articles of Incorporation of Cypress Isle at the Polo Club Condominium Association, Inc. (the "Amended and Restated Articles"), a copy of same, and a self-addressed return envelope containing postage. As indicated on Page 1 of the enclosed Amended and Restated Articles, they were approved by a vote of the Association's membership at a Special Members' Meeting held on June 22, 2020. They are effective immediately, and they amend and restate the Association's Articles of Incorporation in their entirety.

The enclosed Amended and Restated Articles are submitted for the Department's review and processing. Please also find enclosed a check made payable to "Florida Department of State" in the amount of \$43.75 reflecting filing fees plus fees associated with obtaining Department certification of the enclosed copy.

Please have the Department update its records to reflect the Amended and Restated Articles, certify the copy we have submitted, and return the certified copy to us. Do not hesitate to contact me with any questions or concerns about this submission. We are anxious to receive the Department's certification of the Amended and Restated Articles so that we may file them in the county public records.

To reach me without delay, please dial 561-237-6826 or send an email to jarena@ssclawfirm.com

Very truly yours,

SACHS SAX CAPLAN

Joseph Arena

JOSEPH ARENA
For the Firm

JA/er
Enclosures

AMENDED AND RESTATED ARTICLES OF INCORPORATION
OF
CYPRESS ISLE AT THE POLO CLUB
CONDOMINIUM ASSOCIATION, INC.

Polo Club/Cypress Isle Associates Inc. a Florida Corporation (hereinafter called the "Developer"), formed the not for profit corporation in connection with constructing and selling condominium units. The corporation's original Articles of Incorporation of Cypress Isle at the Polo Club Condominium Association, Inc. is recorded in O.R. Book 6020 Page 291, et seq., of the Palm Beach County, Florida Public Records. This Amended and Restated Articles of Incorporation of Cypress Isle at the Polo Club Condominium Association, Inc. was duly adopted at a Special Members' Meeting held on June 22, 2020, and amends, replaces, and supersedes the Articles of Incorporation of Cypress Isle at the Polo Club Condominium Association, Inc., and any and all amendments thereto, in its entirety. Once adopted, these Amended and Restated Articles of Incorporation of Cypress Isle at the Polo Club Condominium Association, Inc. shall be filed in the Office of the Secretary of the State of Florida.

ARTICLE I

NAME

The name of this corporation is CYPRESS ISLE AT THE POLO CLUB CONDOMINIUM ASSOCIATION, INC. For convenience, the corporation shall herein be referred to as the "Association."

ARTICLE II

PURPOSES AND POWERS

The Association shall have the following powers:

A. To operate CYPRESS ISLE AT THE POLO CLUB, A CONDOMINIUM (referred to herein as the "Condominium"), and to undertake the performance of, and to carry out the acts and duties incident to the administration of the Condominium in accordance with the terms, provisions, conditions and authorizations contained in these Articles, the Association's Bylaws and the Declaration of Condominium recorded among the Public Records of Palm Beach County, Florida.

B. To borrow money and issue evidences of indebtedness in furtherance of any or all of the objects of its business; to secure the same by mortgage, deed of trust, pledge or other lien.

C. To carry out the duties and obligations and receive the benefits given the Association by the Declaration of Condominium.

D. To establish By-Laws and Rules and Regulations for the operation of the Association and to provide for the formal administration of the Association; to enforce the Condominium Act of the State of Florida as amended from time to time, the Declaration of Condominium, the Bylaws, and the Rules and Regulations of the Association.

E. To contract for the management of the Condominium.

F. To acquire, own, operate, mortgage, lease, sell and trade property, whether real or personal, as may be necessary or convenient in the administration of the Condominium.

G. 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 Declaration of Condominium, the Bylaws and the Condominium Act. The Association shall also have all of the powers of Condominium Associations under and pursuant to Chapter 718, Florida Statutes, the Condominium Act, and shall have all of the powers reasonably necessary to implement the purposes of the Association.

ARTICLE III

MEMBERS

A. Each unit owner of a condominium unit in the Condominium shall automatically be a member of the Association.

B. Membership shall commence upon the acquisition of title to a unit in the Condominium and shall terminate upon the divestment of title to said unit.

C. On all matters as to which the membership shall be entitled to vote there shall be only one vote for each unit, which vote shall be exercised in the manner provided by the Declaration of Condominium and the Bylaws.

D. 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 unit.

ARTICLE IV

EXISTENCE

The Association shall have perpetual existence.

ARTICLE V

INCORPORATORS

The Association was incorporated by the Developer, and the Developer's agents were the Association's incorporators. The Developer no longer has any remaining interest in the Association.

ARTICLE VI

DIRECTORS

A. The Condominium and Association affairs shall be managed by a Board of Directors composed of five persons, in accordance with Article III of the Association's By-Laws.

B. The number of Directors to be elected, the manner of their election and their respective terms shall be as set forth in the Association's By-Laws. Should a vacancy occur on the Board, the remaining Directors shall select a member to fill the vacancy for the remainder of the unexpired term.

ARTICLE VII

OFFICERS

The affairs of the Association shall be administered by the Officers designated in the By-Laws, who shall serve at the pleasure of said Board of Directors.

ARTICLE VIII

BYLAWS

The By-Laws of the Association may be amended in accordance with the provisions thereof.

ARTICLE IX

AMENDMENTS TO ARTICLES

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

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

B. A resolution for the adoption of a proposed amendment may be proposed either by the Board of Directors, acting upon the vote of a majority of the Board of Directors, or by the members of the Association having a majority of the votes in the Association. In order for any amendment or amendments to be effective, same must be approved by an affirmative vote of a

majority of the entire Board of Directors and by an affirmative vote of a majority of members voting in person or by limited proxy at a meeting of the membership of the Association.

C. No amendment shall make any changes in the qualifications for membership nor the voting rights of the members, without approval in writing by all members and the joinder of all record owners of mortgages upon condominium units. No amendment shall be made that is in conflict with the Condominium Act or the Declaration of Condominium.

D. A copy of each amendment adopted shall be filed with the Secretary of State, pursuant to the provisions of applicable Florida Statutes.

ARTICLE X

INDEMNIFICATION

Every Director and every Officer of the Association shall be indemnified by the Association against all expenses and liabilities, including counsel fees reasonably incurred by or imposed upon the Director or Officer in connection with any proceeding, or any settlement thereof to which the Director or Officer may be a party, or in which the Director or Officer may become involved by reason of the Director or Officer being or having been a Director or Officer of the Association, whether or not a Director or Officer at the time such expenses are incurred, except in such cases wherein the Director or Officer is adjudged guilty of willful misfeasance or malfeasance in the performance of the Director's or Officer's duty; provided that in the event of a settlement, the indemnification herein shall apply only when the Board of Directors approves such settlement and reimbursement as being for the best interest of the Association. The foregoing right of indemnification shall be in addition to and not exclusive of all of the rights to which such Director or Officer may be entitled.

ARTICLE XI

REGISTERED OFFICE, AGENT AND ADDRESS

The Association's registered agent shall be: Residential Management Concepts, 20540 Country Club Boulevard, Suite 101, Boca Raton, FL 33434. The Association may change its registered agent at any time without amending these Articles of Incorporation. The undersigned hereby accepts the designation of Registered Agent of the Association as set forth in Article XI of these Articles. I agree to act in the capacity and I further agree to comply with the provisions of all Statutes relative to the proper and complete performance of my duties.

Residential Management Concepts

By: MARIE PALOMB
Signature

Date 8-3-2020

MARIE PALOMB
Printed Name

TRUST MGR.
Title

Executed this 3rd day of September, 2020

Witnesses

Signature

Printed Name

Signature

Printed Name

**CYPRESS ISLE AT THE POLO CLUB
CONDOMINIUM ASSOCIATION, INC.**

By:

George Goldstein, as President

By:

Susan Barres, as Secretary

STATE OF FLORIDA)

) ss:

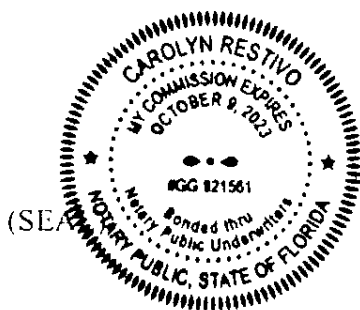
COUNTY OF PALM BEACH)

The foregoing instrument was acknowledged before me this 3rd day of September, 2020, by George Goldstein, as President, and Susan Barres, as Secretary, of Cypress Isle at the Polo Club Condominium Association, Inc., a Florida not-for-profit corporation, on behalf of the corporation, by means of ☒ physical presence or ☐ online notarization who are:

☐ Personally Known or

☒ Produced Identification.

Type of Identification produced, if applicable: Driver's license



NOTARY PUBLIC, State of Florida

Print Name: Carolyn Restivo

My commission expires: 10/9/23