

(Requestor's Name)
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11:10:35 PUBLIC ACCESS SYSTEM ELECTRONIC FILING COVER SHEET FROM: EMPIRE CORPORATE KIT COMPANY 1492 W FLAGLER ST BUITE 200 MIAMI FL 33135-0000 CONTACT: RAY STORMONT PHONE: (305) 541-3694 FAX: (305) 841-3770 CURRENT STATUS: REQUESTED ... TIME REQUESTED: 11:16:06 ACCOUNT NUMBER: 072450003255 NUMBER ON THE TOP AND BOTTOM OF ALL PAGES OF THE DOCUMENT.
** ENTER 'N' TO RETURN TO THE NEW **
ENTER SELECTION AND <CR>: NUM

TO: DIVISION OF CORPORATIONS

06/22/91

FLORIDA DIVISION OF COR

DOCUMENT TYPE: FLORIDA NON-PROFIT CORPORATION

NAME: REFLECTIONS AT ROCK CREEK PROPERTY OWNERS' ASSOCIATI

FAX AUDIT NUMBER: H91-1653 DATE REQUESTED: 06/22/1991

CERTIFIED COPIES: 1 CERTIFICATES OF STATUS: 0

NUMBER OF PAGES: 14 METHOD OF DELIVERY: FAX

ESTIMATED CHARGE: \$122.50

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DEPARTMENT OF STATE

409 EAST GAINES STREET

TALLAHASSEE, FL 32399

STATE OF FLORIDA

FAX: (904) 922-4000

X 05/24/91 ELECTRONIC FILING AUDIT RECORD 14:68:... Fax Audit Number: H91-000001653 has a current status of FILED Change status to: Requested (X): Received (X): Abandoned (X): Effected (ID): Filed (ID): N43584

From: EMPIRE CORPORATE KIT COMPANY 1492 W FLAGLER ST SUITE 200

> MIAMI FL 33135-0000 Country US

FL 33135-0000 Country 08 Ph: (305) 541-3614 Contact Name: RAY STORMONT

Userid: 072450003255 Account: 072450003255 Sub-Account: Document Type: EFILO2 Total Pages: 14

Corporate Name: REFLECTIONS AT ROCK CREEK PROPERTY OWNERS! ASSOCIATION

Fax Phone Number: (305) 541-3770 Request Date: 05/22/1991 Time: 11:16:06

Delivery Method: F (F/M/B)

Estimated Charge: \$122.50 Actual Charge: 9122.50

Correspondence Menu (X): Make Correspondence (X): _ <PHU005>: UPDATE SUCCESSFUL FOR AUDIT RECORD STATUS

05/22/91 CORRESPONDENCE DISPLAY SCREEN
May 22, 1991

14:03:52

EMPIRE CORPORATE KIT COMPANY 1492 W FLAGLER ST SUITE 200 MIAMI, FL 33135-0000

RE: REFLECTIONS AT ROCK CREEK PROPERTY OWNERS' ASSOCIATION,

We received your electronically transmitted document.
However, the document has not been filed and needs the
following corrections.

The entity name designted in your document is unavailable since it is the same as, or it is not distinguishable from the name of an administratively dissolved corporation.

Names of administratively dissolved corporations are not

DO YOU LIKE THIS LETTER? (Y OR N)

PAGE 1 OF 3

ENTER SELECTION AND <CR>:>

05/22/91 CORRESPONDENCE DISPLAY SCREEN

available for one year from the date of administrative

dispolution unless the dissolved corporation provides the

Department of State with an affidavit executed as required

by ection 607.0120, Florida Statutes, permitting the immediate assumption or use of the name by another

emporation.

Misply adding "of Florida" or "Florida" to a corporate name down not constitute a difference.

When the document is resubmitted, please return a copy of the letter to ensure proper handling.

!! you have any quections about the availability of a perticular name, please call (904) 488-9000.

it you have any questions concerning the filing of your mount, process will (904) 487-6380.

YOU TIME THIS LETTER? (Y OR N)

PAGE 2 OF 3

14:04:1.

91 MAY 24 PM 2: 14 SECPETARY OF STATE TALLAHASSEE, FLORIDA

ARTICLES OF INCORPORATION

REFLECTIONS AT ROCK CREEK HOMEOWNERS' ASSOCIATION, INC.

In compliance with the requirements of the State of Plorids, the undersigned, all of whom are residents of Dade County, Florida and all of whom are of full age, have this day voluntarily associated themselves together for the purpose of forming a corporation not-for-profit and do hereby certify as follows:

ARTICLE I

The name of the corporation shall be serverious at mock containing the convenience, the corporation shall be referred to in this instrument as the "Association".

ARTICLE II

Initial Registered Office and Agent

The initial principal office of the Association shall be located at 2660 Regalia Place, Cooper City, Plorida 33026. The principal office of the corporation may in the future be located at such other place as the Board of Directors of the Association may designate from time to time. The initial registered agent of the Association is PERLMAN & PERLOW, P.A., whose address is 1820 E. Hallandale Beach Boulevard, Hallandale, Plorida 33009.

47-1653

Jeffrey M. Perlov, ESQ. 1820 B. Hallandale Bch Blvd. Hallandale, Pl 33309 Pla. Bar#206725 456-1333

ARTICLE III

Purpose and Powers of the Association

This Association does not contemplate pecuniary gain or profit to the members thereof, and the specific purposes for which it is formed are to provide for maintenance, preservation and architectural control of the Parcels and Common Area within that certain tract of property located in Broward County, Plorida, and more particularly described in Exhibit "A" attached hereto (the "Property"), and to promote the health, safety and welfare of the residents within the Property and for this purpose to:

- (a) exercise all of the powers and privileges and to perform all of the duties and obligations of the Association as set forth in that certain Declaration of Covenants, Restrictions and Easements for Reflections at Rook Creek, hereinafter called the "Declaration", applicable to the Property and recorded in the Public Records of Broward County, Florida and as the same may be amended from time to time as therein provided, said Declaration (including the definitions of terms utilized therein) being incorporated herein as if set forth at length;
- (b) fix, levy, collect and enforce payment by any lawful means, of all charges, assessments, dues, fees or expenses pursuant to the terms of the Declaration; to pay all expenses in connection therewith and all office and other expenses incident to the conduct of the business of the Association, including all licenses, taxes or governmental charges levied or imposed against the property of the Association;
- (c) acquire (by gift, purchase or otherwise), own, hold, improve, build upon, operate, maintain, convey, sell, lease,

Participa & Person, P.A.

491-1653

- (d) borrow money, mortgage, pledge, deed in trust, or hypothecate any or all of the Association's real or personal property as security for money borrowed or debts incurred;
- (e) dedicate, sell or transfer all or any part of the Common Area to any public agency, authority or utility for such purposes and subject to such condition as may be agreed to by the Mombers:
- (f) have and to exercise any and all powers, rights and privileges which a corporation organized under the Monprofit Corporation Law of the State of Florida may by law now or hereafter have or exercise provided they are not in conflict with these Articles;
- (g) to maintain, repair, replace and operate the Common Area, Parcels and improvements on the Property, all as more specifically provided in the Declaration;
- (h) to purchase insurance for the Common Area and improvements on the Property and insurance for the protection of the Association and its Members, all as more specifically provided in the Declaration;
- (i) to reconstruct improvements on the Property after casualty and further improve the Property, all as more specifically provided in the Declaration;
- (j) to make and amend reasonable rules and regulations respecting the maintenance, upkeep and use of the Common Area, Parcels and improvements on the Property, all as more specifically provided in the Declaration; and
- (k) to employ personnel to perform the services required for the proper operation, maintenance and upkeep of the Common Area, Percels and improvements on the Property, all as more specifically provided in the Declaration.

ARTICLE IV

Membership

Every person or entity including the Declarant, who is the record owner of a fee or undivided fee interest in any Parcel which is a part of the Property, shall be a Member of the Association. The foregoing is not intended to include persons or entities who hold an interest perely as security for the performance of an obligation. Hembership shall be appurtenant to and may not be separated from ownership of a Parcel.

ARTICLE Y

Yoting Rights

(a) The Association shall have two classes of voting membership:

Class A. Class A Members shall be all Owners with the exception of the Declarant (provided that Class B stock continues to exist). Each Parcel owned by a Class A Member shall have allocated to it one (1) vote in all elections and/or actions to be

PERIMAN & PERION, R.A.

class B. The Class B Number(s) shall be the Declarant. Bach Parcel owned by a Class B Number shall have allocated to it three (3) votes in all elections and/or actions to be taken by the membership of the Association, which votes may be cast by the Class B membership in the manner herein specified. The Class B membership shall cease and be converted to Class A membership when the total votes outstanding in the class A membership are equal to or greater than the total votes outstanding in the Class B membership.

- (b) Notwithstanding the foregoing, the Declarant shall be entitled to elect all Members of the Board of Directors until ninety (90) days after the Declarant has conveyed at least ninety (90%) percent of the Units to Unit Owners other than Declarant. Thereafter, Unit Owners (other than the Declarant) shall be entitled to elect a majority of the Board of Directors; provided, however, that Declarant shall, so long as it is the Owner of one (1) or more Parcels within the Property be entitled to designate one (1) Number to serve on the Board of Directors.
- or by a corporation, pertnership or other entity, or a combination of the above, said Owners, corporation, partnership and/or other entity shall file a certificate with the Secretary of the Association naming the one (1) person authorized to cast the vote (Or votes in the case of Class B membership) for that Parcel (hereinafter referred to as the "Voting Member"). If the same is not on file prior to any meeting of the Members, annual or special, a vote or votes of such Parcel shall not be considered nor shall the presence of said Owners at a meeting be considered in determining whether the quorum requirement has been met. If a Parcel is owned by only one (1) individual, that individual shall automatically be the Voting Member of that Parcel.

ARTICLE VI

Board of Directors

The affairs of this Association shall be managed by a Board of three (3) Directors who shall be Members of the Association, excepting any Directors who have been elected by the Declarant. The names and addresses of the persons who are to act in the capacity of Directors until the selection of their successors are:

Name .	Address
Howard Wolofsky	2660 Regalia Place Cooper City, FL 33026
Robert Burstein	2660 Regalia Place Cooper City, FL 33026
Jeffrey H. Perlov	2660 Regalia Place Cooper City, PL 33026

Subject to the provisions of Article V(b) above, the initial Board of Directors herein designated shall serve until

PEREMAN & PERSON, P. A.

the first annual membership meeting, at which time the Members shall elect a Board of three (3) Directors for a term of on (1) year. At each annual meeting thereafter the Members shall elect three (3) Directors [subject to Article V(b)] for a term of one (1) year until the first annual meeting following the date on which Unit Owners (other than Declarant) are entitled to elect all of the Directors, at which time the Members shall, by majority vote, divide the Directors into three (3) classes such that the term of office of one (1) Director shall expire at the annual membership meeting held one (1) year after his election; of the second Director, at the annual membership meeting held three (3) years after his election. Any vacancy on the Board of Directors shall be filled for the unexpired term of the vacated office by the remaining Directors; provided, however, that should any vacancy occur in the Board Member(s) designated by the Declarant, then said vacancy shall be filled by the Declarant, provided the Declarant continues to own at least one (1) Parcel. Directors may additionally be removed and replaced in the manner provided for in the By-Lavs.

ARTICLE VII

Officers

The Association shall initially be administered by the Officers designated hereinbelow. Officers shall be elected by the Board of Directors at each annual meeting immediately following the annual meeting of the Nembers of the Association, and shall serve at the pleasure of the Nembers of the Board of Directors. The names and addresses of the Officers that shall serve until their successors are designated by the Board of Directors are as follows:

Marie	Office	Address
Howard Wolofsky	President	2660 Regalia Place Cooper City, FL 33026
Robert Burstein	Sec/Treas.	2660 Regalia Place Cooper City, FL 33026
Jeffrey M. Perlow	Vice Pres.	2660 Regalia Place Cooper City, FL 33026

By-Lave

The first By-Laws of the Association shall be adopted by the Board of Directors and may be altered, amended or rescinded in the manner provided by the By-Laws.

ARTICLE IX

- Indemnification

Every Director and every Officer of the Association shell be indemnified by the Association against all expenses and liabilities, including counsel fees, reasonably incurred by or imposed upon him in connection with any proceeding or any settlement of any proceeding to which he may be a party or to which he may become involved by reason of his being or having been a Director or Officer of the Association, whether or not he is a Director or Officer at the time such expenses and/or liabilities

are incurred, except when the Director or Officer is adjudged by a court of law to be guilty of willful misfessance or malfessance in the performance of his duties. The foregoing right of indemnification shall be in addition to and not exclusive of all other rights to which such Director or Officer may be entitled.

ARTICLE X

Dissolution

The Association may be dissolved with the assent of the membership of the Association evidenced by the affirmative vote of at least ninety (\$03) percent of the votes cast by the Voting Members, voting in person or by proxy vithout distinction as to Class, at a meeting of the membership duly called in accordance with the By-Laws, provided a quorum is then present. Upon dissolution of the Association, other than incident to a merger or consolidation, the assets of the Association shall be dedicated to an appropriate public agency to be used for purposes similar to those for which this Association was created. In the event that such dedication is refused acceptance, such assets shall be granted, conveyed and assigned to any nonprofit corporation, association, trust or other organisation to be devoted to such similar purposes.

ARTICLE II

Tall

The term of this Association shall be perpetual.

ARTICLE III

anendmente

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

- (a) A notice of the subject matter of the proposed amendment shall be included in the notice of any meeting at which the proposed amendment is considered.
- (b) A resolution for the adoption of the proposed amendment may be proposed either by the Board of Directors or by any Number of the Association. Except as elsewhere provided, amendments to these Articles shall require the decision of the membership evidenced by a majority of the votes cast by the Voting Hembers, voting in person or by proxy, without distinction as to class, at a meeting duly called in accordance with the By-Laws, provided a quorum is then present, and a unanimous vote of all of the Members of the Board of Directors.
- (c) A copy of each amendment shall be filed with the Secretary of State or its successor.

ARTICLE IIII

Conflicts

Articles of Incorporation, these Articles of Incorporation shall

ARTICLE YAY

<u>Bubecribers</u>

The names and addresses of the Subscribers of these Articles of Incorporation are as follows:

ESEC.	Address
Howard Wolofsky	2660 Regalia Place Cooper City, PL 33026
Robert Burstein	2660 Regalia Place Cooper City, PL 33026
Jeffrey M. Perlos	2660 Regaliu Place Cooper City, FL 33026

IN WITHES WERRED, for the purpose of forming this corporation under the laws of the State of Plorida, we, the undersigned, constituting the subscribers of this Association, have executed these Articles of Incorporation this day of MAY, 1991.

STATE OF PLORIDA

COUNTY OF BROWARD)

SWORN TO and subscribed before me by HOHARD WOLDTSKY
ROBERT BURSTEIN and JEFFREY N. PERLOW, this 21ST day of

NOTARY PUBLIC State of Florida

My Commission Expires:



91 HAY 24 PM 2: 12

CERTIFICATE DESIGNATING PLACE OF STEINESS OR DONIOLAR OF TEORIDA SERVICE OF PROCESS WITHIN FLORIDA, HANING AGENT OFCE WHOM PROCESS MAY BE SERVED

IN COMPLIANCE WITH SECTION 48.091, PLORIDA STATUTES, THE FOLLOWING IS SUBNITTED:

PIRST: REFLECTIONS AT BOCK CREEK HOMBOWHERD!
ASSOCIATION, INC., DESIRING TO ORGANIEZ OR QUALIFY UNDER THE LAWS
OF THE STATE OF PLORIDA WITH ITS PRINCIPAL PLACE OF BUSINESS AT
BROWARD COUNTY, STATE OF PLORIDA, HAS NAMED PERIMAN & PERIOW, P.A.,
LOCATED AT 1820 E. Hallandale Beach Boulevard, Hallandale, Plorida
13009, STATE OF PLORIDA, AS ITS AGENT TO ACCEPT SERVICE OF PROCESS
WITHIN PLORIDA.

REPLECTIONS AT ROCK CREEK PROPERTY OWNERS! ASSOCIATION, INC.

SIGNATURE:	910	2
	7	resident
DATE:	5/2/14	

HAVING BEEN NAMED TO ACCEPT SERVICE OF PROCESS FOR THE ABOVE STATED CORPORATION, AT THE PLACE DESIGNATED ON THIS CERTIFICATE, I HEREBY AGREE TO ACT IN THIS CAPACITY, AND I FURTHER AGREE TO COMPLY WITH THE PROVISIONS OF ALL STATUTES RELATIVE TO THE PROPER AND COMPLETE PERFORMANCE OF MY DUTIES.

By: (AUPRORIZED SIGNATORY)

DATE: 5/2/9/

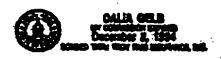
ES91-16H

STATE OF FLORIDA

COUNTY OF BROWARD)

NOTARY PUBLIC STATE OF FLORID

MY CONGCISSION EXPIRES:



UNP OFFICES

441-1683

LEGAL DESCRIPTION

That portion of Tract 'H' of "ROCK CREEK PHASE TWO", as

recorded in Plat Book 104, page 34, of the public records of Broward County, Plorida, being described as follows:

Commencing at the point of intersection of the northerly extension of the westerly boundary of said Tract 'H' with the Westerly extension of the northerly boundary of Tract 'H'; thence M squage of the northerly boundary of Tract 'H'; thence, 8.89.58.08.E. along said westerly extension and along said northerly boundary 253.39 feet to a point of curvature; thence, easterly continuing along said northerly boundary and along the ard of a curve to the right, having a radius of 425 feat and a central angle of 62.00'56", an arc distance of 460.01 feet to a point of tangency; thence, 8.28.00'56"E. 162.89 feet to A point of curvature; thence, southeasterly along the ard of a curve to the left, having a radius of 490 feet and a central angle of 24.17.57", an ard distance of 207.81 feet to a Point of Beginning: thence, southeasterly continuing along said northerly boundary and continuing along said 490 foot radius are, having a cantral angle of 39°17'03", an are distance of 335.96 feet to a point of tangency; thence, M.88-24'04"E. continuing along said northerly boundary 265 feet; thence, 8.46*35'56"B. 42.43 feet; thence, 8.1°35'56"E. along the easterly boundary of said Tract . 'H' 621.92 feet; thence, 8.3-15'34"W. continuing along said sasterly boundary 200.72 feet; thence, 8.1.35.56 % continuing along said easterly boundary 289.73 feet; thence, 8.44.10.33 W. 50.15 feet; thence, 8.89.57.01 W. along the southerly boundary of said Tract 'R' 1210.63 feet; thence, N.1.37.33 W. along a boundary of said Tract 'H' 415.16 feet; thence, N.89.57'01 B. 101.87 feet to a point of curvature; thence, northeasterly along the are of a curve to the left, having a radius of 160 feet and a central angle of 97.44'31", an are distance of 272.95 feet to a point of tangency; thence, N.7.47'30"H. 282.16 feet; thence, East 100.53 feet to a point on the ard of a curve whose center bears S'.80*41'50"E. from said point; thence, northerly along said are to the right, having a radius of 475 feet and a central angle of 35*04'32", an are distance of 290.77 feet to a point of tangency; thence, N.44*22'33"E. 26.75 feet; thence, N.50*06'54"E. 100 feet; hence, N.44*22'33"E. 77.26 feet to a point of curvature; thence, northeastayly along the are of a curva to the right, having a distance of 35.35 feet to the Point of Beginning..

Haid lands contain 28.9098 mores (1259309 ag. ft.). more of

Said lands contain 28,9098 acres (1239309 eq. ft.), more or less..

That portion of Tract 'H' of TROCK CREEK PHASE TWO?,

That portion of Tract 'H' or TROCK CREEK FRADE THO, as recorded in Flat Book 104, page 14, of the public records of proward County, Florida, being described as follows:

Commanding at the point of intersection of the northerly extension of the Westerly boundary of said Tract 'H' with the thence, B.89*58'08'B. along said westerly extension and along said northerly boundary 253.39 feet to a point of curvature; thence, easterly continuing along said northerly boundary and thence, easterly continuing along said northerly boundary and along the arc of a curve to the right, having a radius of 425 feet and a central angle of 62.00'56", an arc distance of 460.01 feet to a point of tangency; thence, 8.28.00'56"R, 162.89 feet to a point of curvature; thence, southeasterly along the arc of a curve to the left, having a radius of 490 feet and a central angle of 24.17'57", an arc distance of 207.81 feet to a point of manipular themses and the said northerly Beginning; thence, southensterly continuing along said northerly boundary and continuing along said 490 foot radius are, having a central angle of 39.17.03", an ard distance of 335.96 feet to a point of tangency: thence, M.88.24.04 %. continuing along said northerly boundary 265 feet; thence, 8.46*35'56"8. 42:43 feet; thence, 8.1.35'56"E. along the easterly boundary of said Tract "H' 621.92 feet; thence, 8.3°15'34"N. continuing along seld saterly boundary 200.72 feet; thence, 8.1°35'56"E, continuing along said easterly boundary 289.73 feet; thence, 8.44°10'33"W. 50.16 feet; thence, 8.89°57'01"W. along the southerly boundary of said Tract 'H' 1210.63 feet; thence, N.1°37'33"K. along a boundary of said Tract 'H' 415.16 feet; thence, N.89°57'01"E. 101.87 feet to a point of curvature; thence, northeasterly along the ard of a curve to the left, having a radius of 160 feet and a central angle of 97.44'31", an arc distance of 272.95 feet to a point of tangency; thence, H.7.47'30"H. 282.16 feet; thence, East 100.53 feet to a point on the ard of a curve whose center bears 100.53 feet to a point on the ard of a curve whose center been \$:00.41.50 k. from said point; thence, northerly along said ard to the right, having, a radius of 475 feet and a central angle of 35.04.22 an ard distance of 290.77 feet to a point of tangency; thence, H.44.22.33 k. 26.75 feet; thence, M.50.06.54 k. 100 feet; thence, M.44.22.33 k. 77.26 feet to a point of curvature; thence, northeasterly along the ard of a curve to the right, having a redius of 25 feet and a central angle of 63:18.34 an ard distance of 36.35 feet to the foint of Beginning..

Said lands contain 28.9098 acres (1,259,309 eq. ft.), more or less..

TOTAL P. 10

Glass B. The Class B Member(s) shall be the Declarant. Bach Parcel owned by a Class B Member shall have allocated to it three (3) votes in all elections and/or actions to be taken by the membership of the Association, which votes may be cast by the Class B membership in the manner herein specified. The Class B membership shall coase and be converted to Class A membership when the total votes outstanding in the Class A membership are equal to or greater than the total votes outstanding in the Class B membership.

- (b) Notwithstanding the foregoing, the Declarant shall be entitled to elect all Members of the Board of Directors until ninety (90) days after the Declarant has conveyed at least ninety (90%) percent of the Units to Unit Owners other than Declarant. Thereafter, Unit Owners (other than the Declarant) shall be entitled to elect a majority of the Board of Directors; provided, however, that Declarant shall, so long as it is the Owner of one (1) or more Parcels within the Property be entitled to designate one (1) Member to serve on the Board of Directors.
- (c) If a Parcel is owned by more than one (1) individual or by a corporation, partnership or other entity, or a combination of the above, said owners, corporation, partnership and/or other entity shall file a certificate with the Secretary of the Association naming the one (1) person authorized to cast the vote (or votes in the case of Class B membership) for that Parcel (hereinafter referred to as the "Voting Member"). If the same is not on file prior to any meeting of the Members, annual or special, a vote or votes of such Parcel shall not be considered nor shall the presence of said Owners at a meeting be considered in determining whether the quorum requirement has been met. If a Parcel is owned by only one (1) individual, that individual shall automatically be the Voting Member of that Parcel.

FILE NOW! CORPORATE STATUS WILL BE DELINQUENT AFTER JULY 1ST.

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ACCIDIAL REPORT 1992



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REFLECTIONS AT ROCK CREEK HOMEOWNERS' ASSOCIATIO N, INC. ² 2660 REGALIA PLACE HOLLYWOOD FL 33026-1346

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