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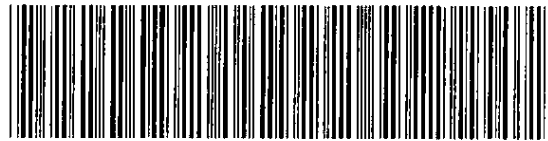
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CHELLE KONYK, ESQ.
THERESA M. LEMME, ESQ.
MICHAEL S. STEINER, ESQ.

July 17, 2023

Amendment Section
Division of Corporations
PO BOX 6327
Tallahassee, FL 32314

Articles of Amendment

CYPRESS ISLE ESTATES AT BREAKERS WEST HOMEOWNERS ASSOCIATION, INC.
DOCUMENT NUMBER: N93000001232

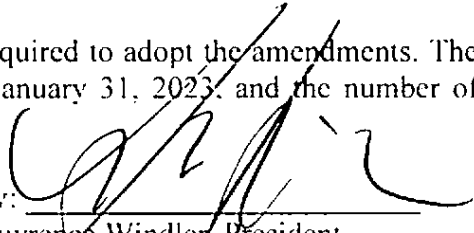
The attached Articles of Amendment are adopted as of January 31, 2023, and the filing fee of \$35.00 is submitted for filing.

Please return all correspondence to:

CHELLE KONYK, ESQ.
KONYK & LEMME PLLC
140 INTRACOASTAL POINTE DR.
STE 310
JUPITER FL 33477

For further information contact: Chelle Konyk at 561.935.6244

A vote of the Board of Directors was required to adopt the amendments. The amendments were adopted at a duly noticed meeting on January 31, 2023, and the number of votes cast for the amendments was sufficient for approval.

By: 
Lawrence Windler, President

By: 
Sarah Mahoney, Secretary

Name of Registered Agent:
CHELLE KONYK, ESQ.
KONYK & LEMME PLLC
140 INTRACOASTAL POINTE DR.: STE 310; JUPITER FL 33477

I hereby accept the appointment as registered agent. I am familiar with and accept the obligations of the position.


CHELLE KONYK, ESQ. REGISTERED AGENT

EXHIBIT "B"

AMENDED AND RESTATED ARTICLES OF INCORPORATION
OF
CYPRESS ISLE ESTATES AT BREAKERS WEST
HOMEOWNERS ASSOCIATION, INC.
(A corporation not for profit)

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The undersigned hereby execute these Amended and Restated Articles of Incorporation for the purpose of continuing a corporation not for profit under Chapter 617 of the Florida Statutes in existence as of the date of filing these Articles with the Secretary of State of Florida, (the "Florida Not For Profit Corporation Act") and certifies as follows:

ARTICLE I
NAME

The name of the corporation shall be CYPRESS ISLE ESTATES AT BREAKERS WEST HOMEOWNERS ASSOCIATION, INC., hereinafter referred to as the "Sub-Association" and its duration shall be perpetual.

ARTICLE II
PURPOSE

The purpose for which the Sub-Association is organized is to engage as a non-profit organization in protecting the value of the property of the Members of the Sub-Association, to exercise all the powers and privileges and to perform all of the duties and obligations of the Sub-Association as defined and set forth in that certain Declaration of Covenants and Restrictions for Cypress Isle Estates at Breakers West (the "Declaration") to be recorded in the office of the Clerk of the Circuit Court in and for Palm Beach County, Florida, including the establishment and enforcement of payment of charges and Assessments contained therein, and to engage in such other lawful activities as may be to the mutual benefit of the Members and their Property. All terms used herein which are defined in the Declaration shall have the same meaning herein as therein.

ARTICLE III
POWERS

The powers of the Sub-Association shall include and be governed by the following provisions:

Section 1. Common Law and Statutory Powers. The Sub-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 and the Declaration.

Section 2. Necessary Powers. The Sub-Association shall have all of the powers reasonably necessary to implement its purpose, including, but not limited to, the following:

- A. To operate and manage the Sub-Association Property and the Common Property in accordance with the purpose and intent contained in the Declaration;
- B. To make and collect Assessments against Members to defray the common Expenses;
- C. To use the proceeds of Assessments in the exercise of its powers and duties;
- D. To maintain, repair, replace and operate the Common Property;

EXHIBIT "B"

- E. To reconstruct Improvements upon the Property after casualty and to further improve the Property;
- F. To make and amend By-Laws for the Sub-Association and regulations respecting the use of the Property;
- G. To pay all taxes and other assessments which are liens against the Common Property;
- H. To enforce by legal means the provisions of the Declaration, these Articles, the By-Laws and the Rules and Regulations for the use of the Property;
- I. To provide for management and maintenance and to authorize a management entity to assist the Sub-Association in carrying out its powers and duties by performing such functions as the collection of Assessments, preparation of records, enforcement of rules and maintenance of the Common Property. For purposes of landscaping, maintenance and repair of the Common Property, the Sub-Association may employ the same management entity as is employed by the Association. The Sub-Association shall, however, retain at all times the powers and duties granted it by common law, Florida Statutes and local ordinances including, but not limited to, the making of Assessments, the promulgation of rules, and the execution of contracts on behalf of the Sub-Association;
- J. To possess, enjoy and exercise all powers necessary to implement, enforce, and carry into effect the powers above described, including the power to acquire, hold, convey, and deal in real and personal property.

Section 3. Funds and Title to Properties. All funds and title to all properties acquired by the Sub-Association and the proceeds thereof shall be held only for the benefit of the Members in accordance with the provisions of the Declaration. No part of the income, if any, of the Sub-Association shall be distributed to the Members, directors, or officers of the Sub-Association.

Section 4. Limitations. The powers of the Sub-Association shall be subject to and be exercised in accordance with the provisions of the Declaration.

ARTICLE IV MEMBERSHIP

Qualification for, and admission to, membership in the Sub-Association shall be regulated by the Declaration and the By-Laws of the Sub-Association.

ARTICLE V BOARD OF DIRECTORS

The affairs of the Sub-Association shall be managed by a Board of Directors consisting of not less than three (3) nor more than nine (9) directors as determined by the Board of Directors prior to the mailing of the first notice of the annual meeting.

EXHIBIT "B"

ARTICLE VI OFFICERS

Officers shall be elected by the Board of Directors at the annual meetings of the directors, as provided in the By-Laws.

ARTICLE VII INDEMNIFICATION OF OFFICERS DIRECTORS

Every director and officer of the Sub-Association shall be indemnified by the Sub-Association as provided in this Section and in the Declaration.

ARTICLE VIII INCORPORATOR

The name and address of the incorporator of the Sub-Association is:

HUGH W. PERRY, ESQ., Gunster, Yoakley & Stewart, P.A.

ARTICLE IX BY-LAWS

The By-Laws of the Sub-Association may be adopted, amended, altered, or rescinded as provided therein; provided, however, that at no time shall the By-Laws conflict with these Articles of Incorporation or the Declaration.

ARTICLE X AMENDMENTS

These Articles of Incorporation of the Sub-Association may be amended, altered, or rescinded at a meeting of the board of directors by a majority vote of the directors then in office.

ARTICLE XI REGISTERED AGENT AND REGISTERED OFFICE

The name of the registered agent shall be Konyk & Lemme PLLC; 140 Intracoastal Pointe Dr.; Suite 310, Jupiter FL 33477 or as determined by the Board of Directors.

ARTICLE XII ADDRESS

The principal place of business or mailing address of the Sub-Association shall be as determined by the Board of Directors from time to time.

This instrument prepared by:
Chelle Konyk, ESQ.
Konyk & Lemme PLLC.
140 Intracoastal Pointe Drive
Suite 310
Jupiter, Florida 33477
(561) 935.6244

CERTIFICATE OF AMENDMENT TO THE ARTICLES OF INCORPORATION OF
CYPRESS ISLE ESTATES AT BREAKERS WEST HOMEOWNERS ASSOCIATION, INC.

I HEREBY CERTIFY that the Amendments to the ARTICLES OF INCORPORATION OF CYPRESS ISLE ESTATES AT BREAKERS WEST HOMEOWNERS ASSOCIATION, INC. attached as Exhibit "B" to this Certificate were approved by the Board of Directors at a duly called meeting on January 31, 2023, pursuant to the Articles of Incorporation. The original Declaration is recorded in Official Record Book 7724 at Page 1496 et seq., of the Official Records of Palm Beach County Florida

DATED this 15 day of July 2023

Signed in the presence of Witnesses as to Both:

Cypress Isle Estates At Breakers West
Homeowners Association, Inc.

By: [Signature]

Signature of First Witness

Michael Steiner

Print Name of First Witness

By: [Signature]

Signature of Second Witness

Chelle Konyk

Print Name of Second Witness

By: [Signature]

Lawrence Windler, President

By: [Signature]

Sarah Mahoney, Secretary

STATE OF FLORIDA)

COUNTY OF PALM BEACH)

The foregoing instrument was acknowledged before me by [X] means of physical presence or [] online notarization this 15 day of July, 2023 by Lawrence Windler, President, and Sarah Mahoney, Secretary of Cypress Isle Estates At Breakers West Homeowners Association, Inc., personal known to me and who executed the foregoing instrument. Both acknowledged to and before me that each executed such instrument with due and regular corporate authority and that said instrument is the free act and deed of the Association.

SEAL

[Signature]
Notary Public, State of Florida

