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FLORIDA DIVISION OF CORPORATIONS

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TO: DIVISION OF CORPORATIONS

FROM: CORPORATE CREATIONS INTERNATIONAL INC.

DEPARTMENT OF STATE

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STATE OF FLORIDA

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DOCUMENT TYPE: FLORIDA NON-PROFIT CORPORATION

NAME: PARKER HIGHLAND EAST HOME OWNERS' ASSOCIATION INC.

FAX AUDIT NUMBER: H95000004359

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ENTER SELECTION AND <CR>:

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## Articles of Incorporation of Parker Highland East Home Owners' Association Inc.

### Article I. Name

The name of this Florida not-for-profit corporation is Parker Highland East Home Owners' Association Inc.

### Article II. Address

The mailing address of the Corporation is:

Parker Highland East Home Owners' Association Inc.  
4605 South Ocean Boulevard  
Highland Beach, FL 33487

### Article III. Purpose

The Corporation is organized to foster meaningful, supportive, relations among owners through a social organization; to support the activities of the Highland Park Free Public Library; to establish a liaison between and among all owners; to establish a liaison with municipal authorities, to influence municipal authorities to adopt legislation beneficial to condominium owners; to encourage other condominium associations to organize into a Highland Beach Condominium Association to work for the common good; to explore the possibility of joint purchasing power since we all buy the same products and services - higher volume of business usually produces lower per unit cost; to explore the possibility of privatizing certain services that are labor intensive; to establish a liaison with state legislators to advance the interests of condominium owners; to take whatever action is necessary to advance and protect the cause of condominium living; and to engage in all other lawful acts or activities not for pecuniary profit for which Florida not-for-profit corporations may be organized, so far as permitted by Code Section 501(c)(3). All references to "Code" are to the Internal Revenue Code of 1986 as amended or to corresponding provisions of future federal tax legislation.

### Article IV. Membership

All persons interested in the purposes of the Corporation are eligible for membership in the Corporation if they are capable of contributing to the achievement of those purposes and the effective operation of the Corporation, and if they comply with the requirements established from time to time in the Bylaws. Members shall have no voting rights or other rights except as provided in the Bylaws.

### Article V. Registered Agent

The name and address of the registered agent of the Corporation is:

Corporate Creations Enterprises Inc.  
4521 PGA Boulevard, Suite 211  
Palm Beach Gardens, FL 33418

### Article VI. Limitations

No part of the net earnings of the Corporation shall inure to the benefit of (or be distributable to) its

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Chemical Bank Plaza, Suite 1800  
1201 North Market Street  
Wilmington, DE 19801  
(302) 421-5752

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directors, officers, members or other private persons, except that the Corporation shall be authorized and empowered to pay reasonable compensation for services rendered and to make payments and distributions in furtherance of any of its purposes. No substantial part of the activities of the Corporation shall be the carrying on of propaganda or otherwise attempting to influence legislation, except as otherwise provided in Code Section 501(h). The Corporation shall not participate or intervene in any political campaign (including the publishing or distributing of statements) on behalf of any candidate for public office. Notwithstanding any other provision of these Articles of Incorporation, the Corporation shall not carry on any activities except those permitted to be carried on by a corporation exempt from federal income tax under Code Section 501(c)(3) and which entitle contributors to the Corporation to deduct their charitable contribution under Code Section 170(a).

#### Article VII. Board of Directors

The affairs of the Corporation shall be managed by a Board of Directors consisting of no less than three directors. The number of directors may be increased or decreased from time to time in accordance with the Bylaws of the Corporation, but may never be less than three. The election of directors shall be done in accordance with the Bylaws. The directors shall be protected from personal liability to the fullest extent permitted by law. The name of each initial member of the Corporation's Board of Directors is:

Frank Gaffney  
Joan Gebert  
Frank Orochio  
Eugene Setler

#### Article VIII. Incorporator

The name and address of the incorporator is:

Corporate Creations International Inc.  
401 Ocean Drive, Suite 312  
Miami Beach, FL 33139

#### Article IX. Dissolution

Upon the dissolution or winding up of the Corporation, the assets remaining after payment (or provision for payment) of the Corporation's debts and liabilities shall be distributed to a not-for-profit fund, foundation or corporation that is organized and operated exclusively for charitable purposes and that has established its tax exempt status under Code Section 501(c)(3).

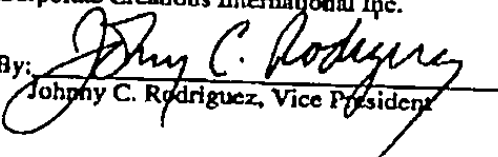
#### Article X. Corporate Existence

The corporate existence of the Corporation shall begin effective as of April 18, 1995.

The authorized representative of the incorporator executed these Articles of Incorporation on April 18, 1995.

Corporate Creations International Inc.

By:

  
Johnny C. Rodriguez, Vice President

American Incorporators, Ltd.  
Chemical Bank Plaza, Suite 1600  
1201 North Market Street  
Wilmington, DE 19801  
(302) 421-5752

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**CERTIFICATE OF DESIGNATION  
REGISTERED AGENT/REGISTERED OFFICE**

**CORPORATION:**

Parker Highland East Home Owners' Association Inc.

**REGISTERED AGENT:**

Corporate Creations Enterprises Inc.  
4521 PGA Boulevard, Suite 211  
Palm Beach Gardens, FL 33418

I agree to act as registered agent to accept service of process for the corporation named above at the place designated in this Certificate. I agree to comply with the provisions of all statutes relating to the proper and complete performance of the registered agent duties. I am familiar with and accept the obligations of the registered agent position.

Corporate Creations Enterprises Inc.

By:

*Johnny C. Rodriguez*  
Johnny C. Rodriguez, Vice President

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