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DEPARTMENT OF STATE

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NAME: CORAL GABLES CONDOMINIUM ASSOCIATION IV, INC.

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FLORIDA DEPARTMENT OF STATE

Sandra B. Moriham  
Secretary of State

May 18, 1995

EMPIRE CORPORATE KIT COMPANY

MIAMI, FL

SUBJECT: CORAL GARDENS CONDOMINIUM ASSOCIATION IV, INC.  
REF: W95000010565

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

According to section 607.0202(1)(b) or 617.0202(1)(b), Florida Statutes, you must list the corporation's principal office, and if different, a mailing address in the document. If the principal address and the registered office address are the same, please indicate so in your document.

Please return your document, along with a copy of this letter, within 60 days or your filing will be considered abandoned.

If you have any questions concerning the filing of your document, please call (904) 487-6934.

Loria Poole  
Corporate Specialist

FAX Aud. #: W95000005558  
Letter Number: 895000025523

Division of Corporations - P.O. Box 6327 - Tallahassee, Florida 32314

ARTICLES OF INCORPORATION  
OF

CORAL GARDENS CONDOMINIUM ASSOCIATION IV, INC.

The undersigned subscribers associate themselves for the purpose of forming a Corporation not for profit under Chapter 617, Florida Statutes, as follows:

ARTICLE I - NAME

The name of this corporation shall be CORAL GARDENS CONDOMINIUM ASSOCIATION IV, INC., herein referred to as the Association.

ARTICLE II - PURPOSE

2.1 The Association is organized pursuant to Chapter 718, Florida Statutes, for the operation of CORAL GARDENS CONDOMINIUM ASSOCIATION IV, a Condominium, located on property in Palm Beach County, Florida, to wit:

Lots 8 and 9, Block "B", LAKE WORTH HEIGHTS, according to the Plat thereof on file in the office of the Clerk of the Circuit Court in and for Palm Beach County, Florida, recorded in Plat Book 7, page 25.

2.2 The Association shall make no distributions of income to its members, directors or officers.

ARTICLE III - POWERS

The Association shall have the following powers:

3.1 The Association shall have all of those 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 the powers and duties set forth in the Condominium Act, and all of the powers and duties reasonably necessary to operate the condominium pursuant to the Declaration and Bylaws where not in conflict with the Condominium Act, including the following:

Kirk Grantham, Esq.  
1860 FOREST HILL BVD. #105  
W. P. Bch., FL 33406  
Fl. Bar No. 133803  
Ph. no. 407-966-9495

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- a. To make and collect assessments against the members as apartment owners to defray the costs, expenses and losses of the condominium.
- b. To use the proceeds of assessments in the exercise of its powers and duties.
- c. To insure the Condominium property.
- d. To maintain, repair and operate condominium property.
- e. To reconstruct improvements after casualty and to further improve the property.
- f. To make and amend reasonable regulations respecting the use of the property in the Condominium.
- g. To approve or disapprove the transfer, mortgage and ownership of apartments as may be provided by the Declaration of Condominium and the Bylaws of the Association.
- h. To enforce by legal means the provisions of the Condominium Act, the Declaration of Condominium, these Articles, the Bylaws and the regulations for the use of the property in the condominium.
- i. To contract for the management of the Condominium and to delegate to such contractor all powers and duties of the Association except such as are specifically required by the Declaration of Condominium to have approval of the Board of Directors or of the Association.
- j. To contract for the management or operation of portions of the common elements susceptible to separate management or operation and to lease such portions.
- k. To employ personnel to perform the services required for the proper operation of the Condominium.

3.3 all funds and the title of all property acquired by the Association and their proceeds shall be held in trust for the members in accordance with the provisions of the Declaration of Condominium, these Articles of Incorporation, and the Bylaws.

#### ARTICLE IV - MEMBERS

4.1 The members of the Association shall consist of all of the record owners of the apartments in the Condominium, and after termination of the Condominium, shall consist of those who are

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members at the time of such termination and their successors and assigns.

4.2 After receiving approval of the Association required by the Declaration of Condominium, change of membership in the Association shall be established by recording in the public records of Palm Beach County, Florida, a Deed or other instrument establishing record title to an apartment in the Condominium. The owner designated by such instrument thus becomes a member of the Association and the membership of the prior owner is terminated.

4.3 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 apartment.

4.4 The owner of each apartment shall be entitled to at least one vote as a member of the Association. The exact number of votes to be cast by owners of an apartment and the manner of exercising voting rights shall be determined by the Bylaws of the Association.

#### ARTICLE V - DIRECTORS

5.1 The affairs of this corporation shall be managed by a board consisting of the number of directors determined by the Bylaws but not less than three directors, and in the absence of such determination, shall consist of three directors. Directors need not be members of the Association.

5.2 The directors named in this Article and such additional directors as are designated by the Developer shall serve until the first election of directors, and any vacancies in their number occurring before the first election shall be filled by the remaining directors.

5.3 Directors of the Association shall be elected at the annual meeting of the members in the same manner determined by the Bylaws and the Condominium Act. Directors may be removed and vacancies on the Board of Directors shall be filled in the same manner provided by the Bylaws of the Condominium Act.

5.4 The names and addresses of the members of the first Board of Directors who shall hold office until their successors are elected and have qualified, or until removed, are as follows:

Donald J. May

85 Island Drive South  
Ocean Ridge, FL 33426

Joan May

85 Island Drive South  
Ocean Ridge, FL 33426

Mark R. May

200 Walton Heath  
Atlanta, FL 33462

#### ARTICLE VI - OFFICERS

The affairs of the Association shall be administered by the officers and designated in the Bylaws. The officers shall be elected by the Board of Directors at its first meeting following the annual meeting of the members of the Association and shall serve at the pleasure of the Board of Directors. The names and addresses of the officers who shall serve until their successors are designated by the Board of Directors are as follows:

Donald J. May

85 Island Drive South  
Ocean Ridge, FL 33426

Juan May

85 Island Drive South  
Ocean Ridge, FL 33426

Mark R. May

200 Walton Heath  
Atlanta, FL 33462

#### ARTICLE VII - 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 or imposed upon him in connection with any proceedings or any settlement of any proceedings to which he may be a party or in which he may become involved by reason of his being or having been a director or officer at the time such expenses are incurred, except when the director or officer is adjudged guilty of willful misfeasance or malfeasance in the performance of his duties. However, in the event of a settlement, the indemnification shall apply only when the Board of Directors has approved 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 rights to which such director or officer may be entitled.

#### ARTICLE VIII - REGISTERED AGENT

The name and street address of the initial Registered Agent of this corporation is Donald J. May, 85 Island Drive South, Ocean Ridge, FL 33426.

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#### ARTICLE IX - BY-LAWS

The first Bylaws of this Association shall be adopted by the Board of Directors and may be altered, amended or rescinded in the manner provided in Article X hereof.

#### ARTICLE X - AMENDMENTS

Amendments to the Articles of Incorporation and alterations, amendments or rescision of the Bylaws shall be proposed and adopted in the following manner:

10.1 Notice of the subject matter of a proposed amendment to the Articles of Incorporation or alteration, amendment or rescision of the Bylaws shall be included in the notice of any meeting at which a proposed amendment to the Articles of Incorporation or alteration, amendment or rescision of the Bylaws is considered.

10.2 A resolution for the adoption of a proposed amendment to the Articles of Incorporation or alteration, amendment or rescision of the Bylaws may be proposed either by the Board of Directors or by the members of the Association. Directors and members considering the amendment to the Articles of Incorporation or alteration, amendment or rescision of the Bylaws may express their approval in writing, providing such approval is delivered to the Secretary at or prior to the meeting. Except as elsewhere provided

- a. Such approvals must be no less than 66-2/3% of the entire membership of the Board of Directors and by not less than 75% of the votes of the entire membership of the Association.
- b. By not less than 80% of the votes of the entire membership of the Association.

#### ARTICLE XI - TERM

This corporation shall have perpetual existence.

#### ARTICLE XII - PRINCIPAL PLACE OF BUSINESS

The street address of the principal place of business of the Association is 1139 19th Avenue North, Lake Worth, FL 33460.

#### ARTICLE XIII - SUBSCRIBERS

The name and address of the subscribers of these Articles of Incorporation are as follows:

Donald J. May                      85 Island Drive South  
Ocean Ridge, FL 33426

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2555 00000567

Ocean Ridge, FL 33426

Mark R. May

200 Walton Heath  
Atlanta, FL 33462

IN WITNESS WHEREOF, the undersigned have executed these  
Articles of Incorporation this 17<sup>th</sup> day of May,  
1995.

Donald J. May  
Donald J. May

Joan May  
Joan May

Mark R. May  
Mark R. May

STATE OF FLORIDA

COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me this 17<sup>th</sup>  
day of May, 1995 by DONALD J. MAY and JOAN MAY, his wife,  
who are personally known to me or who produced  
as identification.

(N. P. SEAL)



JANE H. CHESSEY  
MY COMMISSION EXPIRES  
November 3, 1997  
DANCED FROM THE FINEST OF THE FINE

Jane H. Chesser  
Notary Public, State of Florida

(Print/type name of Notary Public,  
commission no. and date of expiration)

2555 00000567



2550000564

STATE OF FLORIDA  
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me this 17th  
day of May, 1995 by MARK R. MAY who is personally known to  
me or who produced \_\_\_\_\_ as identification.

(N. P. SEAL)



JANE H. CHESSEY  
MY COMMISSION EXPIRES  
FEBRUARY 10, 1997  
BEFORE THEN THEY ARE UNLAWFUL, ETC.

Jane H. Chesson  
Notary Public, State of Florida

(Print/type name of Notary Public,  
commission no. and date of expiration)

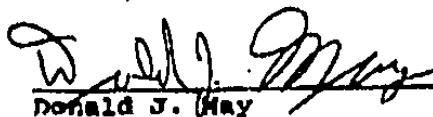
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DESIGNATION AND ACCEPTANCE  
OF REGISTERED AGENT

CORAL GARDENS CONDOMINIUM ASSOCIATION IV, INC. hereby appoints  
DONALD J. MAY to act as Registered Agent for the purpose of  
accepting service of process in accordance with the provisions of  
Chapter 607, F.S.A.

The undersigned does hereby accept such appointment.

  
Donald J. May

reg:coral.ort

FILED  
MAY 19 11 24 AM '95  
TALLAHASSEE FLORIDA

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