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MELVIN C. MORGENSTERN
RONALD G. NEWMAN
RONALD PETER ROMAN
BARRY N. SEMET
MAURICE J. STERNBAUM
FRANK P. TIRZO
SYDNEY S. TRAUM, P.A.
*OF COUNSEL
*Member of Maryland Bar only

May 19, 1995

N95000002483

Division of Corporations
P. O. Box 5588
Tallahassee, Florida 32314

Re: SEAWINDS AT HARBOR ISLANDS ASSOCIATION, INC.
SEAWINDS AT HARBOR ISLANDS CONDOMINIUM ASSOCIATION,
INC.
SEAWINDS TOWNHOMES AT HARBOR ISLANDS ASSOCIATION,
INC.

Dear Sir or Madam:

Enclosed please find the Articles of Incorporation of the three above-referenced corporations together with our check in the amount of \$367.50 representing the fee for filing the Articles. Please forward a certified copy of each of the Articles to us as soon as possible.

If you have any questions, please do not hesitate to contact the undersigned.

Very truly yours,


Barry N. Semet
For the Firm

600001495876
-05/22/95--01020--002
***367.50 ***122.50

Enclosures
cc: Dennis J. Getman, Esq.

[ma]P:\WP\WP8178\005LETTER13.BNS(5/19/95-11 14)

Same people have
R95-541

D. BROWN MAY 25 1995

ARTICLES OF INCORPORATION
OF
SEAWINDS AT HARBOR ISLANDS
CONDOMINIUM ASSOCIATION, INC.

FILED
95/07/22 11:59
CLERK OF CIRCUIT COURT
JUDICIAL CIRCUIT IN AND FOR
THE COUNTY OF BROWARD, FLORIDA

The undersigned hereby executes and acknowledges these Articles for the purpose of forming a corporation not-for-profit under Chapter 617, Florida Statutes, and certifies as follows:

1. NAME. The name of the corporation shall be Seawinds at Harbor Islands Condominium Association, Inc., which corporation shall hereinafter be referred to as the "Association".

2. PURPOSE. The purpose and object of the Association shall be to administer the operation and management of the common elements of and all common areas ("Common Areas") within Seawinds at Harbor Islands Condominiums I, II and III, all residential condominiums ("the Condominium Development") located in Broward County, Florida; to undertake the performance of the acts and duties incident to the administration of the operation and management of the Common Areas and other common properties located within the Condominium Development in accordance with the terms, provisions, conditions and authorizations contained in these Articles of Incorporation and in the Declarations of Condominium for Seawinds at Harbor Islands Condominiums I, II, and III ("Declarations") which shall be recorded in the Public Records of Broward County, Florida; to take and hold fee simple title to such of the Common Areas as are not dedicated to the public and to operate, lease, mortgage, sell, trade and otherwise deal with such property, whether real or personal, as may be necessary or convenient in the administration and maintenance of the Condominium Association and Condominium Development; and, to foster a "first class" residential condominium community and to provide an entity pursuant to the Florida Condominium Act ("the Act") for the operation of the Condominium Development.

3. POWERS. The Association shall have the following powers:

3.1 The Association shall have all of the common law and statutory powers of a corporation not-for-profit under the laws of Florida which are not in conflict with the terms of these Articles, the Declarations and the Act, and all of the powers and duties reasonably necessary to implement and effectuate the purposes of the Association as hereinabove set forth including, but not limited to, the following:

3.1.1 To make, establish and enforce reasonable rules and regulations governing the use of the Common Areas and other properties within the Condominium Development;



3.1.2 To make and collect Assessments (as defined in the Declaration) against Unit Owners (as defined in the Declarations) of the Association to defray the costs, expenses and losses of the Association;

3.1.3 To impose, collect and use Assessments in the exercise of its powers and duties;

3.1.4 To undertake the maintenance, repair, replacement and operation of the Common Areas, or other property specified in the Declarations, and/or property leased or acquired by the Association for the benefit of Unit Owners;

3.1.5 To purchase insurance upon the Common Areas and insurance for the protection of the Association and Unit Owners;

3.1.6 To reconstruct the improvements upon the Common Areas after casualty and construct further improvements upon those properties;

3.1.7 To do anything necessary or proper in law or equity or otherwise to enforce the provisions of the Declarations, these Articles of Incorporation, the Bylaws of the Association, the Rules and Regulations for the use and maintenance of the properties within the Condominium Development, and the Act;

3.1.8 To contract for the management of the Common Areas, and other properties for which the Association may be responsible, and to delegate all management powers and duties to a qualified person, firm or corporation;

3.1.9 To employ personnel necessary to perform the obligations, services and duties required of the Association and for the proper operation of the properties for which the Association is responsible;

3.1.10 To acquire fee simple title to such of the Common Areas as are not dedicated to the public;

3.1.11 To acquire and/or sell and to enter into any agreements whereby it acquires and/or sells any interest in real or personal property, whether by fee or otherwise, whether or not contiguous to the Condominiums; provided that all of the transactions contemplated herein shall be for the use, benefit and enjoyment of the members of the Association. The foregoing shall include, but not be limited to, acquisition and/or lease of real property and/or personal property as and for recreational facilities.; and

3.1.12 To approve or disapprove the leasing, transfer, mortgaging, ownership and possession of Units as may be provided by the Declarations, pursuant to the Act.

3.2 All funds and the title to all properties acquired by the Association and the proceeds thereof shall be held in trust for the Unit Owners in accordance with the provisions of the Declaration, these Articles of Incorporation, the Bylaws of the Association and the Act.

3.3 The Association shall make no distribution of income to the members, except in the event of termination of all or any one of the Condominiums.

3.4 The powers of the Association shall be subject to, and shall be exercised in accordance with, the provisions of the Declarations, these Articles of Incorporation, the Bylaws of the Association and the Act.

4. MEMBERS.

4.1 The members of the Association shall consist of all record owners of a Unit as defined in the Declarations.

4.2 Membership in the Association shall be established by recording in the Public Records of Broward County, Florida, a deed or other instrument conveying record title to a Unit and the delivery to the Association of a copy of such instrument.

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 or her Unit.

4.4 Members of the Association shall be entitled to one (1) vote for each Unit owned. The manner of exercising voting rights when there are two or more owners of one Unit is set forth in the Declarations.

5. DIRECTORS.

5.1 The affairs of the Association will be managed by a Board consisting of the number of Directors determined in the manner provided by the Bylaws, but not less than three (3) Directors. Prior to the first election, the Board shall consist of three (3) Directors: Dennis J. Getman, Juanita I. Kerrigan and Charles L. McNairy, all with an address at 255 Alhambra Circle, Suite 900, Coral Gables, Florida 33134. The Developer of the Condominium ("Developer") as defined in the Declarations shall appoint replacement members of the Board of Directors until turnover ("Turnover"), as Turnover is defined in the Declarations and the Act.

5.2 The Directors of the Association shall be elected in the manner set forth in the Declarations. Directors may be removed and vacancies on the Board of Directors shall be filled in the manner provided by the Declarations and Bylaws.

5.3 The first election of Directors shall be held at the time provided in the Declarations.

6. OFFICERS. The affairs of the Association shall be administered by officers designated as provided in the Bylaws of the Association. After the first election of Directors, the officers shall be elected by the Board of Directors at its first meeting following the first meeting of the Members of the Association at which the Board of Directors is elected. The officers shall serve at the pleasure of the Board of Directors.

7. **INDEMNIFICATION.** Every director and officer of the Association, and members of Association committees, shall 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 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 of the Association, or a committee member, whether or not he is a director, officer or committee member at the time such expenses are incurred, except in such cases wherein the director, officer or committee member is adjudged guilty of willful misfeasance or malfeasance in the performance of his duties; provided that in the event of a settlement, indemnification shall apply only when the Board of Directors approves such settlement and reimbursement as being in the best interests of the Association. The foregoing right of indemnification shall be in addition to, and not exclusive of, all other rights to which such director, officer or committee member may be entitled.

8. **BYLAWS.** The first Bylaws of the Association shall be adopted by the initial Board of Directors and may be altered, amended or rescinded in the manner provided in the Bylaws.

9. **AMENDMENTS.** Amendments to these Articles of Incorporation shall be proposed and adopted in the following manner:

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

9.2 A resolution approving a proposed amendment may be proposed by either a majority of the Board of Directors or by ten percent (10%) or more of the Members of the Association. Directors and Members not present in person or by proxy at the meeting considering the amendment may express their approval in writing, provided such approval is delivered to the Secretary of the Association at or prior to the meeting, and such approval must be by a vote of not less than seventy-five percent (75%) of the Members.

9.3 No amendment shall make any changes in the qualifications for membership or in voting rights of Members without approval in writing by all Members.

9.4 A copy of each amendment to the Articles of Incorporation as approved shall be filed with the Secretary of State and recorded in the Public Records of Broward County, Florida, in accordance with Section 718.112(h) of the Act.

9.5 Notwithstanding the provisions of this Article 9:

9.5.1 the Developer reserves the right to alter and amend these Articles of Incorporation as it deems necessary and/or appropriate for the development, protection and enhancement of the Condominium Development, and the Developer shall not require or need the joinder of any Member; provided, however, that any such amendment which adversely affects the rights of institutional mortgagees shall require the approval and consent of all institutional mortgagees of record, and that any such amendments are consistent with the provisions of the Declarations; and

9.5.2 until Developer no longer owns any portion of the Condominium Development, no amendment of these Articles shall be adopted or become effective without the prior written consent of the Developer if such amendment, directly or indirectly, affects or may affect the Developer's construction or completion of the Condominium Development or its marketing of Units.

10. TERM. The Association shall have perpetual existence.

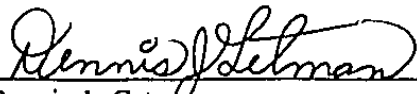
11. DECLARANT. Wherever referred to herein or in the Bylaws of the Association, the term "Developer" shall mean Avatar Development Corporation, a Florida corporation, and its successors and assigns.

12. INCORPORATOR. The name and address of the incorporator of these Articles of Incorporation is: Dennis J. Getman, 255 Alhambra Circle, Coral Gables, Florida 33134.

13. REGISTERED AGENT. The initial Registered Agent of the Association shall be Dennis J. Getman whose address is 255 Alhambra Circle, Coral Gables, Florida 33134.

14. INITIAL REGISTERED OFFICE AND MAILING ADDRESS. The initial registered office and mailing address of the Association shall be located at 255 Alhambra Circle, Coral Gables, Florida 33134.

IN WITNESS WHEREOF, the incorporator has hereto affixed his signature on this 17th day of May, 1995.


Dennis J. Getman

STATE OF FLORIDA)
) :ss
COUNTY OF DADE)

The foregoing instrument was acknowledged before me this 17th day of May, 1995 by Dennis J. Getman, who is personally known to me or who has produced N/A as identification.



OFFICIAL SEAL
PATRICIA SNOW
My Commission Expires
Nov. 19, 1995


Notary Public, STATE OF FLORIDA

Print Name: Patricia Snow CC161896

My Commission Expires: 11/19/95

**CERTIFICATE DESIGNATING RESIDENT AGENT
AND RESIDENT OFFICE**

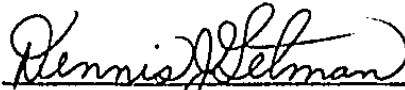
In accordance with Chapter 48.091, Florida Statutes, the following designation and acceptance is submitted in compliance thereof.

DESIGNATION

SEAWINDS AT HARBOR ISLANDS CONDOMINIUM ASSOCIATION, INC., desiring to organize under the laws of the State of Florida, hereby designates Dennis J. Getman its registered agent and 255 Alhambra Circle Coral Gables, Florida 33134 as its registered office.

ACCEPTANCE

Having been named as registered agent for the above named corporation, I hereby agree to act in such capacity for such corporation at its registered office.



Dennis J. Getman
(Registered Agent)

FILED
MAR 22 11 59 AM
CORAL GABLES, FLORIDA

N95000002483

SEMET, LICKSTEIN, MORGENSTERN,
BERGER, BROOKE & GORDON, P.A.

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MELVIN G. MORGENSTERN
RONALD G. NEWMYTH
RONALD PETER ROMAN
BARRY N. SEMET
MARC J. STERNBAUM
SYDNEY S. TRAUM, P.A.
*Of Counsel

February 5, 1997

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*****87.50 *****87.50

Division of Corporations
P. O. Box 5588
Tallahassee, Florida 32314

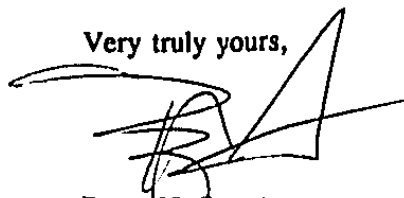
Re: SEAWINDS AT HARBOR ISLANDS CONDOMINIUM ASSOCIATION,
INC.

Dear Sir or Madam:

Enclosed please find the Articles of Amendment to Articles of Incorporation of Seawinds at Harbor Islands Condominium Association, Inc. together with our check in the amount of \$87.50 representing the fee for filing the Amendment and obtaining a certified copy of same.

If you have any questions, please do not hesitate to contact the undersigned.

Very truly yours,



Barry N. Semet
For the Firm



enclosures

5H 2/24

TALLAHASSEE, FLORIDA

97 FEB 24 PM 4:28

FILED



FLORIDA DEPARTMENT OF STATE

Sandra B. Mortham
Secretary of State

February 13, 1997

Barry N. Somot
Somot, Lickstein et al
201 Alhambra Cir., Suite 1200
Coral Gables, FL 33134

SUBJECT: SEAWINDS AT HARBOR ISLANDS CONDOMINIUM
ASSOCIATION, INC.
Ref. Number: N95000002483

We have received your document for SEAWINDS AT HARBOR ISLANDS CONDOMINIUM ASSOCIATION, INC. and your check(s) totaling \$87.50. However, the enclosed document has not been filed and is being returned for the following correction(s):

Nonprofit corporations do not have shareholders. Please remove any reference to shareholders from the document.

If there are MEMBERS ENTITLED TO VOTE on a proposed amendment, the document must contain: (1) the date of adoption of the amendment by the members and (2) a statement that the number of votes cast for the amendment was sufficient for approval.

If there are NO MEMBERS OR MEMBERS ENTITLED TO VOTE on a proposed amendment, the document must contain: (1) a statement that there are no members or members entitled to vote on the amendment and (2) the date of adoption of the amendment by the board of directors.

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) 487-6978.

Steven Harris
Corporate Specialist

Letter Number: 897A00007673

LAW OFFICES
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RONALD G. NEWMAN
RONALD PETER ROMAN
BARRY N. SEMET
MARC J. STERNDAUM
SYDNEY B. TRAUM, P.A.
• Of Counsel

February 21, 1997

Steven Harris
Corporate Specialist
Florida Department of State
Division of Corporations
P. O. Box 6327
Tallahassee, FL 32314

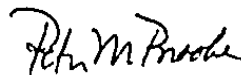
Re: Seawinds at Harbor Islands Condominium Association, Inc.
Your Ref. No. N95000002483

Dear Mr. Harris:

Enclosed please find a revised document for Seawinds at Harbor Islands Condominium Association, Inc., which has been corrected in accordance with your letter dated February 13, 1997. You have retained our check in the amount of \$87.50, representing the filing fee. Also enclosed is a copy of your letter number 897A00007673. Please continue processing the document.

Thank you for your courtesies.

Very truly yours,



Peter M. Brooke
For the Firm

Enclosures

cc: Dennis J. Getman, Esq.

ARTICLES OF AMENDMENT
TO
ARTICLES OF INCORPORATION
OF
SEAWINDS AT HARBOR ISLANDS
CONDOMINIUM ASSOCIATION, INC.

FILED
FEB 19 1997
CLERK OF CIRCUIT COURT
IN AND FOR THE
STATE OF FLORIDA
SOUTHERN DISTRICT

Pursuant to the provisions of Chapter 617, Florida Statutes, the undersigned corporation adopts the following Articles of Amendment to its Articles of Incorporation:

FIRST:

The name of the corporation is: Seawinds at Harbor Islands Condominium Association, Inc.

SECOND:

The following amendments of the Articles of Incorporation were adopted by the corporation:

Article 1 is amended to state:

"The name of the corporation shall be REGATTA AT HARBOR ISLANDS CONDOMINIUM ASSOCIATION, INC.

THIRD:

Since there are no members of the corporation entitled to vote on a proposed amendment, this amendment was adopted by the Board of Directors on November 1, 1996.

Dated this 21ST day of February, 1997.

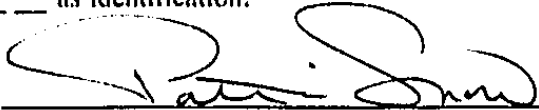
SEAWINDS AT HARBOR ISLANDS
CONDOMINIUM ASSOCIATION, INC.

By: Dennis J. Getman
Dennis J. Getman, Executive Vice President

Attest: Juanita I. Kerrigan
Juanita I. Kerrigan, Secretary

STATE OF FLORIDA)
) :SS
COUNTY OF DADE)

The foregoing instrument was acknowledged before me this 21st day of February, 1997 by Dennis J. Getman, as Executive Vice President and Juanita I. Kerrigan, as Secretary of SEAWINDS AT HARBOR ISLANDS CONDOMINIUM ASSOCIATION, INC., a Florida corporation, on behalf of the corporation, ☒ who is personally known to me or ☐ who has produced _____ as identification.



Notary Public, STATE OF FLORIDA
Print Name: PATRICIA SNOW

My Commission Expires:



PATRICIA SNOW
My Commission CC408382
Expires Nov. 10, 1999