

LAW OFFICES  
SEMET, LICKSTEIN, MORGENSTERN, BERGER,  
FRIEND, BROOKE & GORDON, P.A.

SUITE 1200  
201 ALHAMBRA CIRCLE  
CORAL GABLES, FLORIDA 33134  
(305) 444-1400

TELEFAX  
(305) 444-2768

AUL S. BERGER  
MYRNA D. BRUCKER  
PETER M. BROOKE  
STEVEN A. BROWNSTEIN  
DAVID A. FRIEDMAN  
RICHARD E. FRIEND  
HOWARD W. GORDON  
DEBORAH E. LEDER

May 19, 1995

FRED K. LICKSTEIN  
LEE A. MILLS  
MILVIN C. MORGENSTERN  
RONALD G. HEIMARTH  
RONALD PETER ROMAN  
BARRY N. SEMET  
MARC J. STEINBAUM  
FRANK P. TERZO  
SYDNEY S. TRAUM, P.A.  
\*Of Counsel  
\*Member of Maryland Bar only

*N9500002485*

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

800001495878  
-05/22/95--01020--002  
\*\*\*\*367.50 \*\*\*\*122.50

Enclosures  
cc: Dennis J. Getman, Esq.

*Same people have  
R/S - 539*

[ma]P\WP\PM8378005\LETTER13 BNS(5/19/95-11-14)

B. BROWN MAY 25 1995

[Neighborhood Association]

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

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 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 all common areas ("Common Areas") within Seawinds at Harbor Islands, a residential development ("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 properties located within the Development in accordance with the terms, provisions, conditions and authorizations contained in these Articles of Incorporation and in the Declaration of Covenants, Conditions, Restrictions, Easements, Charges and Liens for Seawinds at Harbor Islands ("Declaration") 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 Association and Development; and, to foster a "first class" residential community throughout the 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 and the Declaration 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 Development;

3.1.2 To make and collect Assessments (as defined in the Declaration) against Members (as defined in the Declaration) 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 Declaration, and/or property leased or acquired by the Association for the benefit of its Members;

3.1.5 To purchase insurance upon the Common Areas and insurance for the protection of the Association and its Members;

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 Declaration, these Articles of Incorporation, the Bylaws of the Association and the Rules and Regulations for the use and maintenance of the properties within the Development;

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; and

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 Development; 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 and community facilities.

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 Members in accordance with the provisions of the Declaration, these Articles of Incorporation and the Bylaws of the Association.

3.3 The Association shall make no distribution of income to the Members.

3.4 The powers of the Association shall be subject to, and shall be exercised in accordance with, the provisions of the Declaration and the Bylaws of the Association.

#### 4. MEMBERS.

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

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 a 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 Parcel, Building or Unit.

4.4 Class A Members of the Association shall be entitled to one (1) vote for each Unit owned, and the Class B Member shall be entitled to three (3) votes for each Membership Interest owned by it. The manner of exercising voting rights when there are two or more owners of one Unit is set forth in the Declaration.

5. DIRECTORS.

5.1 The affairs of the Association will be managed by a Board consisting of eight (8) Directors from and after the first election of Directors as set forth in the Declaration. Prior to such first election, the Board shall consist of Dennis J. Getman, Juanita I. Kerrigan and Charles L. McNairy.

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

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

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 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 who own Townhomes and seventy-five percent (75%) of the Members who own Condominium Units.

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.

9.5 Notwithstanding the provisions of this Article 9:

9.5.1 the Declarant 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 Development, and the Declarant 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

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

  
Notary Public, STATE OF FLORIDA



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

Print Name: Patricia Snow CC161896

My Commission Expires: 11/19/95

FILED  
95 MAY 22 AM 10:11  
CLARK COUNTY, FLORIDA

CERTIFICATE DESIGNATING RESIDENT AGENT  
AND RESIDENT OFFICE

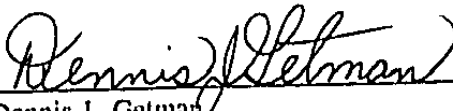
In accordance with Chapter 48.091, Florida Statutes, the following designation and acceptance is submitted in compliance thereof.

DESIGNATION

SEAWINDS AT HARBOR ISLANDS 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)