

THE CARNEY LEGAL GROUP, P.A.
ATTORNEYS AT LAW

REAL ESTATE,
CONTRACTS, BANKRUPTCY,
FINANCIAL TRANSACTIONS,
COMMERCIAL LITIGATION,
ESTATE PLANNING AND TRUSTS
THOMAS F. CARNEY, JR., ESQ.

1101 NORTH CONGRESS AVENUE
SUITE 200
BOYNTON BEACH, FLORIDA 33426

TEL. (407) 369-1400
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May 25, 1995

N 45000002692

Department of State
Division of Corporations
Post Office Box 6327
Tallahassee, FL 32314

4000001500414
05/25/95--010/5--014
*****70.00 *****70.00

RE: Coconut Palms Homeowners' Association

Dear Sir or Madam:

Enclosed are the Articles of Incorporation of Coconut Palms Homeowners' Association for filing together with a check in the amount of \$70.00 (\$35.00 for the filing fee and \$35.00 for designation of registered agent).

Thank you very much.

Sincerely,

Thomas F. Carney, Jr.

Thomas F. Carney, Jr., Esq.

TFC/sp

Enclosure

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W95-11441
00678
00634
00671
6/6/95
(75)

P.S. If there is any problem, please call me.
Thank you *ALL*



FLORIDA DEPARTMENT OF STATE
Sandra B. Mortham
Secretary of State

June 6, 1995

THE CARNEY LEGAL GROUP PA
1101 NO. CONGRESS AVENUE STE 200
BOYNTON BEACH, FL 33426

SUBJECT: COCONUT PALMS HOMEOWNERS' ASSOCIATION
Ref. Number: W95000011441

We have received your document for COCONUT PALMS HOMEOWNERS' ASSOCIATION and check(s) totaling \$70.00. However, the enclosed document has not been filed and is being returned to you for the following reason(s):

The corporate name must contain a suffix that will clearly indicate that it is a corporation. Such suffixes include: CORPORATION, CORP., COMPANY, CO., INC., and INCORPORATED.

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) 487-6878.

Terri Buckley
Corporate Specialist

Letter Number: 295A00027719

ARTICLES OF INCORPORATION
OF
COCONUT PALMS HOMEOWNERS' ASSOCIATION
A NONPROFIT CORPORATION

We, the undersigned natural persons of legal age, at least two of whom are citizens of the State of Florida, acting as incorporators of a corporation under Chapter 617 of the Florida Statutes, do hereby adopt the following articles of incorporation for such corporation:

ARTICLE I

The name of the corporation (called the association) is COCONUT PALMS HOMEOWNERS' ASSOCIATION, INC.

ARTICLE II

The association is a non-profit corporation whose principal office is located at: 1000 Holland Road, Suite #2, Boca Raton, FL 33487.

ARTICLE III

The period of its duration is perpetual.

ARTICLE IV

The specific primary purposes for which the association is formed are to provide for the maintenance, preservation, and architectural control of the residence lots and common area within a certain subdivided tract of real property described as follows:

A Plat of a portion of Section 28, Township 46 South, Range 43 East, more particularly described as Tract A, Lots 1-6, COCONUT PALMS, as recorded in Plat Book 75, at Pages 1 and 2, and Tract B, COCONUT PALMS, as recorded in Plat Book 75, at Pages 1 and 2, and also being a replat of Lots 125 and 126, TROPIC ISLES, as recorded in Plat Book 24, at Page 246, of the Public Records of Palm Beach County, Florida.

and to promote the health, safety, and welfare of the residents within the above-described subdivision and such additions thereto as may hereafter be brought within the jurisdiction of the association for such purpose.

In furtherance of such purposes, the association shall have power to:

(a) Perform all of the duties and obligations of the association as set forth in a certain Declaration of Covenants, Conditions, and Restrictions (the declaration) applicable to the subdivision and to be recorded in the public records of Palm Beach County, Florida;

(b) Affix, levy, and collect all charges and assessments pursuant to the terms of the declaration, and enforce payment thereof by any lawful means; and pay all expenses in connection therewith, and all office and other expenses incident to the conduct of the business of the association, including all licenses, taxes, or governmental charges levied or imposed on the property of the association;

(c) Acquire (by gift, purchase, or otherwise), own, hold, improve, build on, operate, maintain, convey, sell, lease, transfer, dedicate to public use, or otherwise dispose of real and personal property in connection with the affairs of the association;

(d) Borrow money and, subject to the consent by vote or written instrument of two-thirds of each class of members, mortgage, pledge, convey by deed of trust, or hypothecate any or all of its real or personal property as security for money borrowed or debts incurred;

(e) Dedicate, sell, or transfer all or any part of the common areas to any municipality, public agency, authority, or utility for such purposes and subject to such conditions as may be agreed on by the members. No such dedication or transfer shall be effective unless an instrument has been signed by two-thirds of each class of members, agreeing to such dedication, sale, or transfer;

(f) Participate in mergers and consolidations with other nonprofit corporations organized for the same purposes, or annex additional residential property and common areas, provided that any merger, consolidation, or annexation shall have the consent by vote or written instrument of two-thirds of each class of members;

(g) Have and exercise any and all powers, rights, and privileges that a corporation organized under Chapter 617 of the Florida Statutes by law may now or hereafter have or exercise.

The association is organized and shall be operated exclusively for the aforementioned purposes. The activities of the association shall be financed by assessments on members as provided in the declaration, and no part of any net earnings shall inure to the benefit of any member.

ARTICLE V

The street address of the initial registered office of the association is 1101 North Congress Avenue, Suite 200, Boynton Beach, FL 33426, and the name of its initial registered agent at such address is Thomas F. Carney, Jr., Esq.

ARTICLE VI

Every person or entity who is a record owner of a fee or undivided fee interest in any lot which is subject by covenants of record to assessments by the association, including contract sellers, but excluding persons holding title merely as security for performance of an obligation, shall be a member of the association. Membership shall be appurtenant to and may not be separated from ownership of a lot which is subject to assessment by the association.

ARTICLE VII

The association shall have two classes of voting members as follows:

Class A. Class A members shall be all owners with the exception of the declarant as such term is defined in the declaration, and shall be entitled to one vote for each lot owned. When more than one person holds an interest in any lot, all such persons shall be members. The vote for such lot shall be exercised as such members may determine among themselves, but in no event shall more than one vote be cast with respect to any lot owned by Class A members.

Class B. The Class B member shall be the declarant, as such term is defined in the declaration, who shall be entitled to three (3) votes for each lot owned. The Class B membership shall cease and be converted to Class A membership as provided in the declaration.

ARTICLE VIII

The directors of the association shall be elected or appointed in accordance with the By-Laws. The number of directors constituting the initial board of directors of the association is three (3), and the names and addresses of the persons who are to serve as the initial directors are:

Name	Address
<u>Ian T. PAYNE</u>	<u>1000 Holland Drive, # 2, Boca Raton, FL 33487</u>
<u>Bobbie A. PAYNE</u>	<u>1000 Holland Drive, # 2, Boca Raton, FL 33487</u>
<u>PAUL DiLORENZO</u>	<u>1000 Holland Drive, # 2, Boca Raton, FL 33487</u>

ARTICLE IX

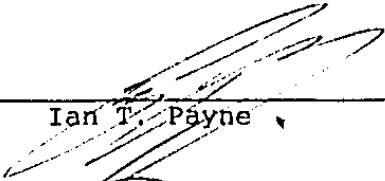
On dissolution, the assets of the association shall be distributed to an appropriate public agency to be used for purposes similar to those for which the association was created. In the event such distribution is refused acceptance, such assets shall be granted, conveyed, and assigned to any nonprofit corporation, association, trust, or other organization organized and operated for such similar purposes.

ARTICLE X

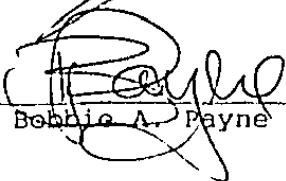
The name and street address of each incorporator is:

Name	Address
Ian T. Payne	1000 Holland Road, Suite # 2 Boca Raton, FL 33487
Bobbie A. Payne	1000 Holland Road, Suite # 2 Boca Raton, FL 33487

Executed at Boca Raton, on April 27, 1995.



Ian T. Payne



Bobbie A. Payne

ACCEPTANCE OF REGISTERED AGENT DESIGNATED
IN ARTICLES OF INCORPORATION

The undersigned, Thomas F. Carney, Jr., having been named Registered Agent for COCONUT PALMS HOMEOWNERS' ASSOCIATION, INC. in the above and foregoing Articles of Incorporation, is familiar with and accepts the obligations of the position of Registered Agent under the applicable sections of Chapter 617 of the Florida Statutes.

Dated this 27 day of April, 1995.


Thomas F. Carney, Jr.

NOTARIZATIONS

State of Florida
County of Palm Beach

I, Thomas F. Carney, Jr., a notary public, do hereby certify that on April 27, 1995, 1995, personally appeared before me Ian T. Payne and Bobbie A. Payne, who each being by me first duly sworn, severally declared that they are the persons who signed the foregoing document as incorporators, and that the statements therein contained are true.

In witness whereof I have hereunto set my hand and seal the day and year above written.



THOMAS F. CARNEY JR.
My Commission CC334353
Expires Dec. 06, 1997
Bonded by HAI
800-422-1555

Notary Public

State of Florida
County of Palm Beach

I, N. Thomas Eaton, a notary public, do hereby certify that on APRIL 27, 1995 personally appeared before me Thomas F. Carney, Jr., who, being by me first duly sworn, declared that he is the person who signed the foregoing document as registered agent.

In witness whereof I have hereunto set my hand and seal the day and year above written.

Notary Public



OFFICIAL SEAL
N. THOMAS EATON
My Commission Expires
Feb. 7, 1997
Comm. No. CC 257818