

LAW OFFICES
WHITE & COUGHLIN, P. A.

A PROFESSIONAL ASSOCIATION

INTERCONTINENTAL BANK CENTRE

1401 UNIVERSITY DRIVE

SUITE 800

CORAL SPRINGS, FLORIDA 33071

TELEPHONE (305) 755-0700
TELEFAX (305) 755-4623

ROBERT A. WHITE

BOARD CERTIFIED REAL PROPERTY LAWYER

CASEY WILLIAM COUGHLIN

ALSO ADMITTED IN NEW YORK

SANDRA J. BABY

CORRESPONDENCE ADDRESS:

POST OFFICE BOX 8140

CORAL SPRINGS, FLORIDA 33075

January 12, 1996

(Tel) (305) 755-0700
FAX 755-4623

Secretary of State
Division of Corporations
409 E. Gaines Street
Tallahassee, FL 32399

(via Federal Express)

Re: A300 Condominium Association, Inc.

Gentlemen:

Enclosed herewith please find the following relative to the above-named corporation:

1. Original and one copy of the Articles of Incorporation.
2. Our check in the amount of \$122.50 representing payment of the following fees and costs:

Filing Fee:	\$35.00
Registered Agent Designation:	35.00
Certified Copy:	<u>52.50</u>

TOTAL \$122.50

Very truly yours,

Robert A. White/RAW
ROBERT A. WHITE

RAW:bk
Encl.

JAN 18 1996 BSB

P.S. Please return the filed Articles via Federal Express using the enclosed airbill and envelope.

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FILED
96 JAN 16 AM 9:31
SEC. OF STATE
TALLAHASSEE, FLORIDA

ARTICLES OF INCORPORATION
OF
A300 CONDOMINIUM ASSOCIATION, INC.

FILED
96 JAN 16 AM 9:31
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

We, the undersigned, for the purpose of forming a not-for-profit corporation in accordance with the laws of the State of Florida, acknowledge and file these Articles of Incorporation in the Office of the Secretary of the State of Florida.

ARTICLE I
NAME

The name of this corporation shall be A300 CONDOMINIUM ASSOCIATION, INC. For convenience, the corporation shall herein be referred to as the "Association".

ARTICLE II
PURPOSES AND POWERS

The Association shall have the following powers:

A. To operate A300 CONDOMINIUM, a Condominium (referred to herein as the "Condominium"), and to undertake the performance of, and to carry out the acts and duties incident to, the administration of the Condominium in accordance with the terms, provisions, conditions and authorizations contained in these Articles, the Association's By-Laws and the Declaration of Condominium recorded among the Public Records of Broward County, Florida.

B. To borrow money and issue evidences of indebtedness in furtherance of any or all of the objects of its business; to secure the same by mortgage, deed of trust pledge or other lien.

C. To carry out the duties and obligations and receive the benefits given the Association by the Declaration of Condominium.

D. To establish By-Laws and Rules and Regulations for the operation of the Association and to provide for the formal administration of the Association; to enforce the Condominium Act of the State of Florida, the Declaration of Condominium, the By-Laws and the Rules and Regulations of the Association.

E. To contract for the management of the Condominium and to delegate to the party with whom such contract has been entered into the powers and duties of the Association.

F. To acquire, own, operate, mortgage, lease, sell and trade property, whether real or personal, as may be necessary to convenient in the administration of the Condominium.

G. The Association shall have all of the commonlaw and statutory powers of a corporation not-for-profit which are not in conflict with the terms of these Articles, the Declaration of Condominium, the By-Laws and the Condominium Act. The Association shall also have all of the powers of Condominium Associations under and pursuant to Chapter 718, Florida Statutes, the Condominium Act, and shall have all of the powers reasonably necessary to implement the purposes of the Association.

ARTICLE III
MEMBERS

A. Each unit owner in the condominium and the subscribers to these Articles shall automatically be members of the Association. Membership of the subscribers shall terminate upon the Developer being divested of all units in the Condominium and upon control of the Association being turned over to the unit owners in the Condominium.

B. Membership, as to all members other than the subscribers, shall commence upon the acquisition of fee simple title to a unit and shall terminate upon the divestment of title to said unit.

C. On all matters as to which the membership shall be entitled to vote there shall be only one vote for each unit, which vote shall be exercised in the manner provided by the Declaration of Condominium and the By-Laws.

D. 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 this unit.

ARTICLE IV EXISTENCE

The Association shall have perpetual existence.

ARTICLE V SUBSCRIBER

The name and address of the Subscriber to these Articles of Incorporation is as follows:

ROBERT A. WHITE	1401 University Drive, #600 Coral Springs, Florida 33071
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ARTICLE VI DIRECTORS

A. The Condominium and Association affairs shall be managed by a Board of Directors composed of three persons, in accordance with Article III of the Association's By-Laws.

B. The number of Directors to be elected, the manner of their election and their respective terms shall be as set forth in Article III of the Association's By-Laws. Should a vacancy occur on the Board, the remaining Directors shall select a member to fill the vacancy until the next annual meeting of the membership.

The following persons shall constitute the initial Board of Directors and they shall hold office for the term and in accordance with the provisions of Article III of the Association's By-Laws:

ROSS SCHIAVO	5700 N.W. 71st Terrace Parkland, Florida 33067
DENNIS BERTOLAMI	5700 N.W. 71st Terrace Parkland, Florida 33067
LINDA BERTOLAMI	5700 N.W. 71st Terrace Parkland, Florida 33067

ARTICLE VII OFFICERS

The affairs of the Association shall be administered by the Officers designated in the By-Laws, who shall serve at the pleasure of said Board of Directors. The name and addresses of the Officers who shall serve until the first election of Officers pursuant to the provisions of the By-Laws are as follows:

<u>NAME</u>	<u>TITLE</u>	<u>ADDRESS</u>
ROSS SCHIAVO	President	5700 N.W. 71st Terrace Parkland, Florida 33067

DENNIS BERTOLAMI

Secretary

5700 N.W. 71st Terrace
Parkland, Florida
33067

LINDA BERTOLAMI

Treasurer

5700 N.W. 71st Terrace
Parkland, Florida
33067

ARTICLE VIII

BY-LAWS

The By-Laws of the Association shall be adopted by the initial Board of Directors. The By-Laws may be amended in accordance with the provisions thereof, except that no portion of the By-Laws may be altered, amended, or rescinded in such a manner as will prejudice the rights of the Developer of the Condominium or mortgagees of units without their prior written consent.

ARTICLE IX

AMENDMENTS TO ARTICLES

Amendments to these Articles shall be proposed and adopted in the following manner:

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

B. A resolution for the adoption of a proposed amendment may be proposed either by the Board of Directors, acting upon the vote of a majority of the Board of Directors, or by the members of the Association having a majority of the votes in the Association. In order for any amendment or amendments to be effective, same must be approved by an affirmative vote of 66 2/3% of the entire Board of Directors and by an affirmative vote of the members having 75% of the votes of the Association.

C. No amendment shall make any changes in the qualifications for membership nor the voting rights of the members, without approval in writing by all members and the joinder of all record owners of mortgages upon Condominium units. No amendment shall be made that is in conflict with the Condominium Act or the Declaration of Condominium.

D. A copy of each amendment adopted shall be filed within ten (10) days of adoption with the Secretary of State, pursuant to the provisions of applicable Florida Statutes.

ARTICLE X

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 by or imposed upon the Director in connection with any proceeding or any settlement thereof to which the Director may be a party, or in which the Director may become involved by reason of the Director being or having been a Director or Officer of the Association, whether or not a Director or Officer at the time such expenses are incurred, except in such cases wherein the Director or Officer is adjudged guilty or willful misfeasance or malfeasance in performance of the Director's duty; provided that in the event of a settlement, the indemnification herein shall apply only when 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 of the rights to which such Director or Officer may be entitled.

ARTICLE XI
INITIAL REGISTERED OFFICE, AGENT AND ADDRESS

The principal office of the Association shall be at 5700 N.W. 71st Terrace, Parkland, Florida 33067 or at such other place, within or without the State of Florida as may be subsequently designated by the Board of Directors. The initial registered office is at the above address and the initial registered agent therein is DENNIS BERTOLAMI.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 11th day of January, 1996.

Signed, sealed and delivered
in the presence of:

Betsy A. Krull
Veronica Ann Willis

Robert A. White
ROBERT A. WHITE

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me this 11th day of January, 1996, by ROBERT A. WHITE, who is personally known to me.



Veronica Ann Willis
NOTARY PUBLIC

My commission expires:

CERTIFICATE DESIGNATING PLACE OF BUSINESS OR DOMICILE FOR THE
SERVICE OF PROCESS WITHIN FLORIDA, NAMING AGENT UPON
WHOM PROCESS MAY BE SERVED

IN COMPLIANCE WITH SECTION 48.091, FLORIDA STATUTES, THE
FOLLOWING IS SUBMITTED:

FIRST--THAT A300 CONDOMINIUM ASSOCIATION, INC. DESIRING TO ORGANIZE OR QUALIFY UNDER THE LAWS OF THE STATE OF FLORIDA, WITH ITS PRINCIPAL PLACE OF BUSINESS AT CITY OF PARKLAND, STATE OF FLORIDA, HAS NAMED DENNIS BERTOLAMI, RESIDENT AGENT, LOCATED AT 5700 N.W. 71st Terrace, Parkland, Florida 33067, CITY OF PARKLAND, STATE OF FLORIDA, AS ITS AGENT TO ACCEPT SERVICE OF PROCESS WITHIN FLORIDA.

SIGNATURE Dennis Bertolami
(Corporate Officer)
DENNIS BERTOLAMI

TITLE Secretary

DATE January 11, 1996

HAVING BEEN NAMED TO ACCEPT SERVICE OF PROCESS FOR THE ABOVE STATED CORPORATION, AT THE PLACE DESIGNATED IN THIS CERTIFICATE, I HEREBY AGREE TO ACT IN THIS CAPACITY, AND I FURTHER AGREE TO COMPLY WITH THE PROVISIONS OF ALL STATUTES RELATIVE TO THE PROPER AND COMPLETE PERFORMANCE OF MY DUTIES.

SIGNATURE Dennis Bertolami
(Resident Agent)
DENNIS BERTOLAMI

DATE January 11, 1996