

196000000228

Heime E. Johnson, PA
Requestor's Name

1401 University Dr #301
Address

Coral Springs, FL
City/State/Zip

33071-8909
Phone #

Office Use Only

CORPORATION NAME(S) & DOCUMENT NUMBER(S), (if known):

1. _____ (Corporation Name) (Document #)
2. _____ (Corporation Name) (Document #)
3. _____ (Corporation Name) (Document #)
4. _____ (Corporation Name) (Document #)

- ☐ Walk in ☐ Pick up time _____ ☐ Certified Copy
☐ Mail out ☐ Will wait ☐ Photocopy ☐ Certificate of Status

NEW FILINGS	
<input type="checkbox"/>	Profit
<input type="checkbox"/>	NonProfit
<input type="checkbox"/>	Limited Liability
<input type="checkbox"/>	Domestication
<input type="checkbox"/>	Other

AMENDMENTS	
<input type="checkbox"/>	Amendment
<input type="checkbox"/>	Resignation of R.A., Officer/ Director
<input type="checkbox"/>	Change of Registered Agent
<input type="checkbox"/>	Dissolution/Withdrawal
<input type="checkbox"/>	Merger

OTHER FILINGS	
<input type="checkbox"/>	Annual Report
<input type="checkbox"/>	Fictitious Name
<input type="checkbox"/>	Name Reservation

REGISTRATION/ QUALIFICATION	
<input type="checkbox"/>	Foreign
<input type="checkbox"/>	Limited Partnership
<input type="checkbox"/>	Reinstatement
<input type="checkbox"/>	Trademark
<input type="checkbox"/>	Other

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*****70.00 *****70.00

2/10/96
FD

ARTICLES OF INCORPORATION
FOR
PLANTATION ISLAND ESTATES HOMEOWNERS ASSOCIATION, INC.,
a Florida corporation not for profit

FILED
19 FEB -9 PM 12:35
CLERK OF STATE
TALLAHASSEE, FLORIDA

The undersigned incorporators by these Articles associate themselves for the purpose of forming a corporation not for profit pursuant to the laws of the State of Florida, and hereby adopt the following Articles of Incorporation:

ARTICLE I
NAME

The name of the corporation shall be PLANTATION ISLAND ESTATES HOMEOWNERS ASSOCIATION, INC. For convenience, the corporation shall be referred to in this instrument as the "Association," these Articles of Incorporation as the "Articles," and the By-Laws of the Association as the "By-Laws."

ARTICLE II
PURPOSE

The purpose for which the Association is organized is to provide an entity for the purpose of administering a residential real estate project known as "Pine Plantation Estates" (the "Community").

ARTICLE III
DEFINITIONS

The terms used in these Articles shall have the same definitions and meaning as those set forth in the Declaration of Restrictions and Protective Covenants for Isla Del Sol (the "Declaration") dated May 24, 1990, and recorded March 25, 1991, in Official Records Book 18244 at Page 517 of the Public Records of Broward County, Florida, as subsequently amended and restated and the By-Laws, unless herein provided to the contrary, or unless the context otherwise requires.

ARTICLE IV
POWERS

The powers of the Association shall include and be governed by the following:

- 4.1 General. The Association shall have all of the common-law and statutory powers of a corporation not for profit under the laws of

Florida that are not in conflict with the provisions of these Articles, the Declaration or the By-Laws.

4.2 Enumeration. The Association shall have all of the powers reasonably necessary to operate the Community pursuant to the Declaration and as more particularly described in the By-Laws and these Articles, as they may be amended from time to time, including, but not limited to, the following:

- (a) To make and collect assessments and other charges against Lots and the owners of Parcels within the Community (the "Owners"), and to use the proceeds thereof in the exercise of its powers and duties.
- (b) To buy, own, operate, lease, sell, trade and mortgage both real and personal Community.
- (c) To maintain, repair, replace, reconstruct, add to and operate the Community, and other Community acquired or leased by the Association.
- (d) To purchase insurance upon the "Common Areas" (as defined in the Declaration) and insurance for the protection of the association, its officers, Board of Directors and Owners.
- (e) To make and amend reasonable rules and regulations for the maintenance, conservation and use of the Community and for the health, comfort, safety and welfare of the Owners.
- (f) To enforce by legal means the provisions of the Declaration, these Articles, the By-Laws, and the rules and regulations for the use of the Community, subject, however, to the limitation regarding assessing Parcels owned by "Developer" (as defined in the Declaration) for fees and expenses relating in any way to claims or potential claims against Developer as set forth in the Declaration or By-Laws.
- (g) To contract for the management and maintenance of the Community and to authorize a management agent (who may be an affiliate of the Developer) to assist the Association in carrying out its powers and duties by performing such functions as the submission of proposals, collection of assessments, preparation of records,

enforcement of rules and maintenance, repair and replacement of the Common Areas with funds as shall be made available by the Association for such purposes. The Association, including its board and all officers, shall, however, retain at all times the powers, and duties granted by the Declaration, including, but not limited to the making of assessments, promulgation of rules and execution of contracts on behalf of the Association.

- (h) To employ personnel to perform the services required for the proper operation of the Community.

- 4.3 Association Community. All funds and the titles to all properties acquired by the Association and their proceeds shall be held for the benefit and use of the Owners in accordance with the provisions of the Declaration, these Articles and the By Laws.
- 4.4 Distribution of Income, Dissolution. The Association shall make no distribution of income to its Owners, Directors or officers, and upon dissolution, all assets of the Association shall be transferred only to another non-profit corporation or a public agency, except in the event of a termination of the Declaration.
- 4.5 Limitation. The powers of the Association shall be subject to and shall be exercised in accordance with the provisions hereof and of the Declaration and the By-Laws.

ARTICLE V MEMBERS

- 5.1 Membership. The members of the Association ("Owners") shall consist of the Developer and all of the Owners of Parcels in the Community from time to time, as further described in the Declaration. An Owner does not have authority to act for the Association by virtue of being a member.
- 5.2 Assignment. 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 the Parcel for which that share is held.
- 5.3 Voting. On all matters upon which the membership shall be entitled to vote, there shall be only one

vote for each Parcel, which vote shall be exercised or cast in the manner provided by the Declaration and By-Laws. Any person or entity owning more than one Parcel shall be entitled to one vote for each Parcel owned.

- 5.4 Meetings. The By-Laws shall provide for an annual meeting of Owners, and may make provision for regular and special meetings of Owners other than the annual meeting.

- 5.5 Written Action. Action required or permitted to be taken at an annual or special meeting of Owners may be taken without a meeting, without prior notice, and without a vote if the action is taken by the Owners entitled to vote on such action and having not less than the minimum number of votes necessary to authorize such action at a meeting at which all members entitled to vote on such action were present and voted. In order to be effective, the action must be evidenced, dated and signed by approving Owners having the requisite number of votes and entitled to vote on such action, and delivered to the Association by delivery to its principal office in this state, its principal place of business, the corporate secretary, or another officer or agent of the Association having custody of the book in which proceedings of meetings of Owners are recorded. Written consent shall not be effective to take the corporate action referred to in the consent unless the consent is signed by Owners having the requisite number of votes necessary to authorize the action within 60 days of the date of the earliest dated consent and is delivered in the manner required by this section. Any written consent may be revoked prior to the date that the Association receives the required number of consents to authorize the proposed action. A revocation is not effective unless in writing and until received by the Association at its principal office in this state or its principal place of business, or received by the corporate secretary or either officer or agent of the Association having custody of the book in which proceedings of meetings of Owners are recorded. Within 10 days after obtaining such authorization by written consent, notice must be given to those Owners who are entitled to vote on the action but who have not consented in writing. The notice must fairly summarize the material features of the authorized action. A consent signed under this section has the effect of a meeting vote and may be described as such in any document. If the action to which the Owners consent is such as would have required the filing of a certificate, the certificate filed must state that written consent

has been given in accordance with the provisions of this section. Whenever action is taken pursuant to this section, the written consent of the Owners consenting to such action or the written reports of inspectors appointed to tabulate such consents must be filed with the minutes of proceedings of Owners.

ARTICLE VI
TERM OF EXISTENCE

The Association shall have perpetual existence.

ARTICLE VII
INCORPORATOR

The name and address of the Incorporator of these Articles is as follows:

NAME	ADDRESS
Jack Farji	2000 SW 60th Avenue Plantation, Florida 33317

ARTICLE VIII
OFFICERS

Subject to the direction of the Board (described in Article 9 below) the affairs of the Association shall be administered by the officers holding the offices designated in the By-Laws. The officers shall be elected by the Board at its first meeting following the annual meeting of the Owners of the Association and shall serve at the pleasure of the Board. The By-Laws may provide for the removal from office of officers, for filling vacancies and for the duties of the officers. The names of the officers who shall serve until their successors are designated by the Board are as follows:

President	Jack Farji
Vice President	Nissin Farji
Secretary	Jack Farji
Treasurer	Nissin Farji

ARTICLE IX
BOARD OF DIRECTORS

- 9.1 Number and Qualification. The Community, business and affairs of the Association shall be managed by a Board (the "Board" or "Board of Directors") consisting of the number of Board members determined in the manner provided by the By Laws, but which shall consist of not less than three (3), nor more than nine (9) Board Members. Members of the Board of Directors need not be Owners.
- 9.2 Duties and Powers. All of the duties and powers of the Association existing under the Declaration, these Articles and the By-Laws shall be exercised exclusively by the Board, its agents, contractors or employees, subject only to approval by Owners when such approval is specifically required and except as provided in the Declaration.
- 9.3 Election; Removal. Board members shall be elected at the annual meeting of the Owners in the manner determined by and subject to the qualifications set forth in the By-Laws. Members of the Board may be removed and vacancies on the Board shall be filled in the manner provided in the By-Laws.
- 9.4 First Directors. The names of the members of the first Board who shall hold office until their successors are elected and have qualified, as provided in the By-Laws are as follows:

NAME	ADDRESS
Nissin Farji	2000 SW 60 Avenue Plantation, Florida 33317
Jack Farji	2000 SW 60 Avenue Plantation, Florida 33317
Daniel Drew	2000 SW 60 Avenue Plantation, Florida 33317

ARTICLE X
INDEMNIFICATION

- 10.1 Indemnity. The Association shall indemnify any Board member or officer, or their agents, who was or is a party or is threatened to be made a party to any threatened, pending or contemplated action, suit or proceeding, whether civil, criminal, administrative

or investigative, by reason of the fact that such party is or was a director, employee, officer, or agent of the Association, against expenses (including attorneys' fees and appellate attorneys' fees) judgments, fines and amounts paid in settlement actually and reasonably incurred by such party in connection with such action, suit or proceeding unless (a) a court of competent jurisdiction finally determines, after all appeals have been exhausted or not pursued by the proposed indemnitee, that such party did not act in good faith or in a manner such party reasonably believed to be in, or not opposed to, the best interest of the Association, and with respect to any criminal action or proceeding, that such party had reasonable cause to believe that his or her conduct was unlawful, and (b) such court also determines specifically that indemnification should be denied. The termination of any action, suit or proceeding by judgment, order, settlement, conviction or upon a plea of nolo contendere or its equivalent shall not, of itself, create a presumption that the person did not act in good faith and in a manner which such person reasonably believed to be in, or not opposed to, the best interest of the Association, and with respect to any criminal action or proceeding, reasonable cause to believe that such person's conduct was unlawful.

- 10.2 Expenses. To the extent that a member of the Board, officer, employee or agent of the Association has been successful on the merits or otherwise in connection with any proceeding under Section 10.1 above for the purpose of determining his entitlement to indemnifications he shall also be indemnified against expenses (including attorneys' fees and appellate attorneys' fees) actually and reasonably incurred by him in connection with obtaining such determination.
- 10.3 Advances. Expenses incurred in defending a civil or criminal action, suit or proceeding shall be paid by the Association in advance of the final disposition of such action, suit or proceeding upon receipt of an undertaking by or on behalf of the affected Member of the Board, officer, employee or agent to repay such amount unless it shall be ultimately determined that he is entitled to be indemnified by the Association as authorized in this Article 10.
- 10.4 Miscellaneous. The indemnification provided by this Article shall not be deemed exclusive of any other rights to which those seeking indemnification may be

entitled under any By-Law, agreement, vote of members or otherwise, and shall continue as to a person who has ceased to be a Board member, officer, employee or agent and shall inure to the benefit of the heirs and personal representatives of such person.

- 10.5 Insurance. The Association shall have the power to purchase and maintain insurance on behalf of any person who is or was a Board member; officer, employee or agent of the Association, or is or was serving, at the request of the Association, as a Board member, officer, employee or agent of another corporation, partnership, joint venture, trust or other enterprise, against any liability asserted against such party and insured by such party in any such capacity, or arising out of said person's status as such, whether or not the Association would have the power to indemnify said person against such liability under the provisions of this Article.
- 10.6 Amendment. Anything to the contrary herein notwithstanding, the provisions of this Article 10 may not be amended without the approval in writing of all persons whose interest would be adversely affected by such amendment.

ARTICLE XI BY-LAWS

The first By-Laws of the Association shall be adopted by the Board and may be altered, amended or rescinded in the manner provided in the By-Laws and the Declaration.

ARTICLE XII AMENDMENTS

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

- 12.1 Notice. Notice of the subject matter of a proposed amendment shall be included in the notice of any meeting at which the proposed amendment is to be considered.
- 12.2 Adoption. A resolution for the adoption of a proposed amendment may be proposed either by a majority of the Board or by not less than one-third

(1/3) of the Owners. Members of the Board and Owners not present in person or by proxy at the meeting considering the amendment may express their approval in writing, providing the approval is delivered to the Secretary at or prior to the meeting. The approvals must be:

- (a) at any time, by not less than a majority of the votes of all of the Owners represented at a meeting at which a quorum thereof has been attained and by not less than 66 2/3% of the entire Board; or
- (b) after control of the Association is turned over to Owners of Parcels other than the Developer (the "Turnover Date"), by not less than sixty-seven percent (67%) of the votes of all of the Owners represented at a meeting at which a quorum has been attained; or
- (c) after the Turnover Date, by not less than 75% of the entire Board; or
- (d) before the Turnover Date, by not less than 66 2/3% of the entire Board.

12.3 Limitation. No amendment shall make changes in the qualifications for membership nor in the voting rights or Community rights of Owners, nor any changes in Sections 4.3, 4.4 or 4.5 of Article 4, entitled "Powers," without the approval in writing of all Owners and the joinder of all mortgagees holding mortgages on any portion of the Community. No amendment shall be made that is in conflict with the Declaration or the By-Laws, nor shall any amendment make any changes which would in any way affect any of the rights, privileges, powers or options herein provided in favor of or reserved to the Developer or its affiliates, unless Developer or its affiliates shall join in the execution of the amendment. No amendment to this paragraph 12.3 shall be effective.

12.4 Developer. Developer has the absolute right, without the joinder of the Association or any other party, to amend these Articles (consistent with the provisions of the Declaration allowing certain amendments to be effected by the Developer alone) without any consent of Owners.

12.5 Recording. A copy of each amendment shall be filed with the Department of State pursuant to the provisions of applicable Florida Law.

ARTICLE XIII
PRINCIPAL ADDRESS OF ASSOCIATION

The principal office of this corporation shall be at 2000 SW 60th Avenue, Plantation, Florida 33317, or such other place as may subsequently be designated by the Board

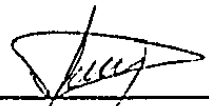
ARTICLE XIV
CONVEYANCE

The Association shall accept any and all deeds of conveyance delivered to it by the Developer.

ARTICLE XV
REGISTERED AGENT

The initial registered agent of the Association shall be Jack Farji at 2000 SW 60th Avenue, Plantation, Florida 33317

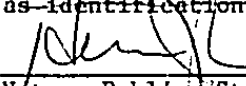
IN WITNESS WHEREOF the Incorporator has affixed his signature as of this 31 day of Jan, 1996.



JACK FARJI, INCORPORATOR

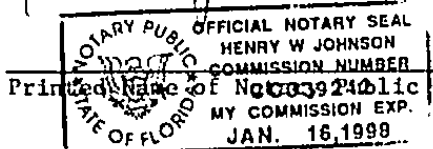
STATE OF FLORIDA)
COUNTY OF BROWARD)

The foregoing instrument was acknowledged before me on this 31 day of January, 1996 by Jack Farji as Incorporator and as Registered Agent of Plantation Island Estates Homeowner's Association, Inc., on behalf of the Corporation. He is personally known to me ~~or has produced~~ _____ as identification.



Notary Public, State of Florida

My Commission Expires:



**CERTIFICATE DESIGNATING PLACE OF
BUSINESS OR DOMICILE FOR THE SERVICE
OF PROCESS WITHIN THIS STATE NAMING
AGENT UPON WHOM PROCESS MAY BE SERVED**

In compliance with the laws of the State of Florida, the following is submitted:

1. Plantation Island Estates Homeowner's Association Inc., desiring, to organize under the laws of the State of Florida, has named Jack Farji, its statutory registered agent.

Having been named the statutory agent of the above-named Corporation at the place designated in this certificate, I hereby accept the same and agree to act in this capacity, and agree to comply with the provisions of Florida law relative to keeping the registered office open.



Jack Farji, Registered Agent

Dated this 31 day of JAN, 1996.

STATE OF FLORIDA)

COUNTY OF BROWARD)

The foregoing instrument was acknowledged before me on this 31 day of January, 1996 by Jack Farji as Incorporator and as Registered Agent of Plantation Island Estates Homeowner's Association, Inc., on behalf of the Corporation. He is personally known to me or has produced Driver's Lic. as identification.

Notary Public, State of Florida

Daniel A Drew
Printed Name of Notary Public

My commission expires:

OFFICIAL NOTARY SEAL DANIEL A DREW NOTARY PUBLIC STATE OF FLORIDA COMMISSION NO. CC517187 MY COMMISSION EXP. DEC. 11, 1999
--

N96000000728

MICHAEL SCHIFFRIN & ASSOCIATES, P.A.

SUITE 1400 • SUNTRUST INTERNATIONAL CENTRE
ONE SOUTH EAST THIRD AVENUE
MIAMI, FLORIDA 33131

TELEPHONE: (305) 539-0000
TELECOPIER: (305) 371-8934
(305) 372-3070

June 24, 1997

Secretary of State
State of Florida
Division of Corporations
Tallahassee, Florida 32301

ASSOCIATED OFFICE:
D'KELNER Y ASSOCIATES, S.C.
RIO DANIEL NO. 68 • 8° 11' 50"
COLONIA CUATEMOC, C.P. 06500
MEXICO, D.F. (MEXICO CITY)
TELEPHONE: (5) 511-11-66
TELECOPIER: (5) 533-20-74

FILED
SEP -2 PH 2:30
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

Re: Plantation Island Estates Homeowners Association, Inc.

Dear Sir/Madam:

500002232005--0
-07/07/97--01165--006
*****87.50 *****87.50

Enclosed please find an original and one copy of a Designation and Acceptance of Registered Agent with regard to the above-captioned matter, along with our check in the amount of \$87.50 representing your fee for change of registered agent and a certified copy of the foregoing instrument.

If you should have any questions or need anything further, please advise.

Very truly yours,

MICHAEL SCHIFFRIN & ASSOCIATES, P.A.

MICHAEL SCHIFFRIN, ESQ.

MS/ine
Encl.

RA Chg.

VS SEP 4 1997



FLORIDA DEPARTMENT OF STATE
Sandra B. Mortham
Secretary of State

July 14, 1997

MICHAEL SCHIFFRIN, ESQ.
SUITE 1400, SUNTRUST INT'L CENTRE
ONE SE THIRD AVE.
MIAMI, FL 33131

SUBJECT: PLANTATION ISLAND ESTATES HOMEOWNERS ASSOCIATION,
INC.
Ref. Number: N96000000728

We have received your document for PLANTATION ISLAND ESTATES HOMEOWNERS 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):

We are enclosing the proper form(s) with instructions for your convenience.

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 (850) 487-6909.

Velma Shepard
Corporate Specialist

Letter Number: 397A00035961

LAW OFFICES OF
MICHAEL SCHIFFRIN & ASSOCIATES, P.A.

SUITE 1400 • SUNTRUST INTERNATIONAL CENTRE
ONE SOUTHCAST THIRD AVENUE
MIAMI, FLORIDA 33131

TELEPHONE: (305) 539-0000
TELECOPIER: (305) 571-8934
(305) 572-3670

ASSOCIATED OFFICE:
B'KELNEK Y ASSOCIATES, S.C.
RIO DANUBIO No. 68 • 8^o PISO
COLONIA CUAUTEMOC, C.P. 06500
MEXICO, D.F. (MEXICO CITY)
TELEPHONE: (5) 511-11-65
TELECOPIER (5) 533-60-74

August 25, 1997

Secretary of State
Division of Corporation
The Capitol
Tallahassee, Florida 32301

Re: Island Homes, Ltd.
InterAmerican Development Corporation
Plantation Island Estates Homeowner's Association, Inc.

Dear Sir/Madam:

Enclosed please find the Statement of Change of Registered Office or Registered Agent or Both for Corporations with regard to the above-captioned entities. Please note that we previously submitted the incorrect forms along with our checks in the amounts of \$87.50 for the filing fee and the certified copies and those checks were not returned to us by your office when our forms were returned.

Of course, if you should have any questions or need anything further, please advise.

Very truly yours,

MICHAEL SCHIFFRIN & ASSOCIATES, P.A.


MICHAEL SCHIFFRIN, ESQ.

MS/ine
Encl.

RECEIVED
97 SEP -2 AM 8:45
DIVISION OF CORPORATIONS

**STATEMENT OF CHANGE OF REGISTERED OFFICE OR REGISTERED
AGENT OR BOTH FOR CORPORATIONS**

Pursuant to the provisions of section 607.0502, 617.0502, 607.1504, or 617.1504, Florida Statutes, the undersigned corporation organized under the laws of the State of Florida submits the following statement in order to change its registered office or registered agent, or both, in the State of Florida.

1. The name of the corporation is: **PLANTATION ISLAND ESTATES HOMEOWNERS ASSOCIATION, INC.**
2. The mailing address of the corporation is: **2000 Southwest 60th Avenue
Plantation, Florida 33317**
3. Date of incorporation/qualification: **02/09/96** Document Number: **N96000000728**
4. The name and address of the current registered agent and office:

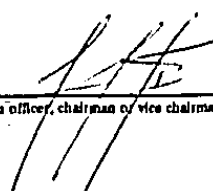
**Jack Farji
2000 Southwest 60th Avenue
Plantation, Florida 33317**

5. The name and address of the new registered agent and office:


**Michael Schiffrin, Esq.
Michael Schiffrin & Associates, P.A.
Suite 1400 - SunTrust International Centre
One Southeast Third Avenue
Miami, Florida 33131**

The street address of its registered office and the street address of the business office of its registered agent, as changed, will be identical.

Such change was authorized by resolution duly adopted by its board of directors or by an officer so authorized by the board.

 August 14, 1997
(Signature of an officer, chairman or vice chairman of the board) (Date)
Isidoro Farji, President
(Printed or typed name and title)

Having been named as registered agent and to accept service of process for the above stated corporation, I hereby accept the appointment as registered agent and agree to act in this capacity. I further agree to comply with the provisions of all statutes relative to the proper and complete performance of my duties, and I am familiar with and accept the obligation of my position as registered agent.

 August 15, 1997
(Signature of Registered Agent) (Date)

If signing on behalf of an entity:

MICHAEL SCHIFFRIN
(Typed or Printed Name) (Capacity)

FILED
97 SEP -2 PM 2:30
SECRETARY OF STATE
TALLAHASSEE FLORIDA