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REPLY TO: CORAL SPRINGS

PALM BEACH OFFICE  
72 S.E. 6TH AVENUE  
(FEDERAL HIGHWAY)  
DELRAY BEACH, FLORIDA 33403

February 6, 1996

Division of Corporations  
Department of State  
P.O. Box 6327  
Tallahassee, Florida 32314

500001711505  
-02/09/96--01067--008  
\*\*\*122.50 \*\*\*122.50

Re: Property Owners Association of Central Lauderhill, Inc.

Gentlemen:

Enclosed please find one original and one copy of the Articles of Incorporation of the above referenced company, together with our check in the amount of \$122.50 representing, filing fee of \$35.00, certified copy fee \$52.50, and registered agent fee of \$35.00.

Please effect immediately incorporation and forward the charter together with the certified copy of the Articles of Incorporation to this office.

Very Truly Yours,

*Richard J. Kaplan*  
(cc)

RICHARD J. KAPLAN, ESQ.

RJK/kay

Encl.

FILED  
96 FEB -9 PM 12:29  
SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

**ARTICLES OF INCORPORATION**  
**OF**  
**PROPERTY OWNERS ASSOCIATION OF CENTRAL LAUDERHILL, INC.**

FILED  
96 FEB -9 PM 12:30  
SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

The undersigned, for the purpose of forming a corporation not for profit under the Chapter 617, Florida Statutes, hereby adopt the following Articles of Incorporation:

**ARTICLE I**

The name of the corporation is **PROPERTY OWNERS ASSOCIATION OF CENTRAL LAUDERHILL, INC.**. The mailing address of said corporation is 5940 NW 21 Street, Lauderhill, FL 33313.

**ARTICLE II**

The duration of the corporation is perpetual.

**ARTICLE III**

This corporation is organized for the purpose of providing an entity pursuant to Chapter 617, Florida Statutes, for the undertaking of such actions as will enhance and promote the welfare, safety and the overall interests of the community, including its members.

**ARTICLE IV**

This corporation shall issue no stock. No part of the net earnings of this corporation shall inure to the benefit of or be distributable to its members, directors, officers or other private persons except that this corporation shall be authorized and empowered to pay reasonable compensation for services rendered and to make payments and distributions in furtherance of the purposes, set forth in these articles. No substantial part of the activities of this corporation shall be the carrying on of propaganda, or otherwise attempting, to influence legislation. This corporation shall not participate or intervene in any political campaign on behalf of any candidate for public office, including the publishing or distribution of statements. Notwithstanding any other provisions of these articles, this

corporation shall not carry on any other activities not permitted to be carried on by a corporation exempt from federal income tax under section 501(c)(3) of the Internal Revenue Code of 1954 or the corresponding provisions of any future United States internal revenue law, or by a corporation, contributions to which are deductible under section 170(c)(2) of the Internal Revenue Code of 1954 or the corresponding provision of any future United States internal revenue law. On the dissolution of this corporation the board of directors shall dispose of all of the assets of this corporation exclusively for the purposes of this corporation in the manner or to the organization or organizations that are organized and operated exclusively for charitable, educational, religious or scientific purposes and that shall at the time qualify as exempt organizations under section 501(c)(3) of the Internal Revenue Code of 1954 or the corresponding provision of any future United States internal revenue law, after paying or making provisions for the payment of all liabilities of this corporation. Any assets not so disposed of shall be disposed of by a court of competent jurisdiction in the county where the principal office of this corporation is then located exclusively for the purposes or to the organizations that the court determines are organized and operated exclusively for charitable, educational, religious or scientific purposes.

#### **ARTICLE V**

The qualifications for and manner of admission of members shall be regulated by the bylaws.

#### **ARTICLE VI**

The street address of the initial registered office of this corporation is 5940 NW 21 Street, Lauderhill, FL 33313, and the name of the initial Registered Agent of this corporation at that address is **TERRY CORRADO**. The Registered Agent and Registered Office may be changed from time to time by filing with the Secretary of State of Florida, a Certificate designating a new Registered Agent and/or a new Registered Office without the

necessity of amending these Articles of Incorporation.

#### ARTICLE VII

The number of Directors constituting the initial Board of Directors of the corporation is 5. The number of Directors may be either increased or diminished from time to time by the By-laws but shall never be less than three (3). The name and address of each of the members of the initial Board of Directors, who unless otherwise provided by the By-Laws of the corporation, shall hold office for the first year of existence of the corporation or until successors are elected or appointed and have duly qualified, pursuant to the By-Laws, are as follows:

NAME	ADDRESS
THERESE CORRADO	5940 NW 21 St., Lauderdale, FL 33313
ARMIE SKLDIN	2962 NW 55 Ave., #1A, Lauderdale, FL 33313
ANGELA FIORE	8270 St. Rd. 84, Davie, FL 33324
OSCAR MAISTADT	5460 Cypress Rd., Plantation, FL 33317
JOAN LEHMAN	1841 SW 68 Avenue, Plantation, FL 33317

#### ARTICLE VIII

The name and address of each person signing these Articles as an Incorporator are as follows:

NAME	ADDRESS
DESORAE GILES	2000 City Hall Drive, Lauderdale, FL 33313

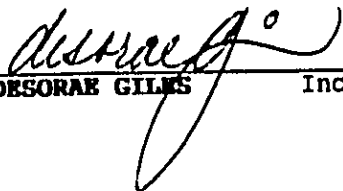
#### ARTICLE IX

The corporation shall indemnify any officer or director, or any former officer or director, to the fullest extent permitted by law.

#### ARTICLE X

The bylaws of the corporation shall be adopted by the Board of Directors.

EXECUTED by the undersigned at Lauderhill, Broward County,  
Florida, on this 22 day of Jan., 1996.

  
\_\_\_\_\_  
DESORAE GILES Incorporator

STATE OF FLORIDA

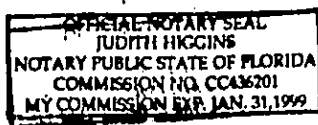
COUNTY OF BROWARD

BEFORE ME, the undersigned authority, duly authorized to  
administer oaths and take acknowledgments, personally appeared  
DESORAE GILES, Incorporator, to me personally known, who executed  
and acknowledged the foregoing Articles of Incorporation.

IN WITNESS WHEREOF, I have hereunto set my hand and seal at  
Lauderhill, Broward County, Florida, this 22<sup>nd</sup> day of Jan.,  
1996.

  
\_\_\_\_\_  
NOTARY PUBLIC-State of Florida

My Commission Expires:



CERTIFICATE DESIGNATING REGISTERED AGENT AND REGISTERED  
OFFICE FOR THE SERVICE OF PROCESS WITHIN FLORIDA

In compliance with Section 48.091, Florida Statutes, the  
following is submitted:

That **PROPERTY OWNERS ASSOCIATION OF CENTRAL LAUDERHILL,  
INC.**, desiring to organize or qualify under the laws of the State  
of Florida, has named, **TERRY CORRADO** as its Registered Agent to  
accept service of process within Florida, at 5940 NW 21 Street,  
Lauderhill, FL 33313, which address is also designated as the  
registered office of the corporation first mentioned above.

  
**DESORAE GILES** Incorporator

DATED: Jan. 22, 1996

Having been named Registered Agent to accept service of  
process for the above stated corporation, at the place designated  
in this Certification, **TERRY CORRADO**, hereby agrees to act in  
that capacity and further agrees to comply with the provisions of  
all statutes relative to the proper and complete performance of  
such duties.

  
**TERRY CORRADO**

DATED: Jan. 27<sup>th</sup>, 1996.

FILED  
96 FEB -9 PM 12:29  
SECRETARY OF STATE  
TALLAHASSEE, FLORIDA