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N9-60000002117

ACCOUNT NO. : 72100000032

REFERENCE : 096162 8500A

AUTHORIZATION : Patricia Pizito

COST LIMIT : \$ 87.50

ORDER DATE : September 24, 1996

ORDER TIME : 11:09 AM

ORDER NO. : 096162

CUSTOMER NO: 8500A

800001957758

CUSTOMER: Ms. Stella Rita  
Hillier & Wanless, P. A.  
Tower B, Suite 300  
4800 North Federal Highway  
Boca Raton, FL 33431-5145

DOMESTIC AMENDMENT FILING

NAME: BRIDGEVIEW ESTATES  
HOMEOWNERS' ASSOCIATION, INC.

EFFECTIVE DATE:

XX ARTICLES OF AMENDMENT  
XX RESTATED ARTICLES OF INCORPORATION

PLEASE RETURN THE FOLLOWING AS PROOF OF FILING:

XX CERTIFIED COPY  
       PLAIN STAMPED COPY  
       CERTIFICATE OF GOOD STANDING

CONTACT PERSON: Deborah Schroder

EXAMINER'S INITIALS:

\*

This document was originally filed in error to N29950 - corrected  
11/19/97. sp

FILED  
RECEIVED  
96 SEP 26 PM 12:43  
96 SEP 26 PM 12:15  
SECRETARY OF STATE  
TALLAHASSEE, FLORIDA  
DIVISION OF CORPORATIONS

09/26  
AM + Restated

**AMENDED AND RESTATED  
ARTICLES OF INCORPORATION  
OF**

512 HOMEOWNERS' ASSOCIATION, INC.

**FILED**  
96 SEP 26 PM 12:43  
SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

The undersigned hereby adopt the following Amended and Restated Articles of Incorporation.

**ARTICLE I  
NAME**

The name of the corporation shall be "BRIDGEVIEW ESTATES' PROPERTY OWNER'S ASSOCIATION, INC.", a Florida Corporation not-for-profit formerly known as 512 Homeowners' Association, Inc. pursuant to the Articles of Incorporation of 512 Homeowners' Association, Inc. as filed with the Office of the Secretary of State on April 18, 1996 (hereinafter referred to as the "Association"). The address of the principal office of this Association shall be 786 S. Military Trail, Deerfield Beach, Florida 33442.

**ARTICLE II  
DURATION**

The period of duration of the Association is perpetual.

**ARTICLE III  
PURPOSE**

The purpose for which the Association is organized is to further the interests of the Members, including without limitation maintenance of property owned by, dedicated to or agreed to be maintained by the Association, and the protection of private property; to exercise all the powers and privileges and to perform all of the duties and obligations of the Association as defined and set forth in that certain Declaration of Covenants, Conditions and Restrictions for Bridgeview Estates on the Intracoastal (the "Declaration") to be recorded in the public records of Palm Beach County, Florida, including the establishment and enforcement of payment of assessments and fines contained therein, and to engage in such other lawful activities as may be to the mutual benefit of the Owners and their private property. All terms used herein which are defined in the Declaration shall have the same meaning herein as therein.

## **ARTICLE IV POWERS AND DUTIES**

The Association shall have all of the powers given to corporations not for profit by the Florida Statutes and common law of the State of Florida and all of the powers expressly conferred upon it by the Declaration, together with all powers necessary to fulfill both such stated powers and the duties expressly given to it in such Declaration. These powers include, but are not limited to, the power to:

- A. Maintain, repair, improve and insure the Common Easement Areas, landscaping, buffer wall, private roadways, walkways, boat dock, and exterior of the improvements.
- B. Make and collect assessments from its members.
- C. Pay all Association expenses.
- D. Acquire title to and exercise all rights of ownership in and to any real or personal property.
- E. Make, amend and enforce reasonable rules and regulations for the use of the property it owns or maintains.
- F. Enforce the terms of the Declaration, these Articles, and the By-Laws of the Association.

## **ARTICLE V QUALIFICATIONS OF MEMBERSHIP**

The qualifications for membership and the manner of admission shall be as provided by the By-Laws and the Declaration of the Association.

## **ARTICLE VI VOTING RIGHTS**

The Members shall have the right to vote on Association matters as provided in the Declaration and By-Laws.

## **ARTICLE VII LIABILITY FOR DEBTS**

Neither the Members nor the officers or directors of the Association shall be liable for the debts of the Association.

## ARTICLE VIII BOARD OF DIRECTORS

Section 1. 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 will serve as the initial Board of Directors of the Association are:

<u>Name</u>	<u>Address</u>
William H. Ryan	786 S. Military Trail Deerfield Beach, FL 33442
William J. Ryan	786 S. Military Trail Deerfield Beach, FL 33442
Joan J. Ryan	786 S. Military Trail Deerfield Beach, FL 33442

Section 2. The Board of Directors shall be the persons who will manage the corporate affairs of the Association and are vested with the management authority thereof. The Board of Directors will be responsible for the administration of the Association and will have the authority to control the affairs of the Association, as are more fully set forth in the Declaration and the By-Laws of the Association.

Section 3. The method of election and terms of office, removal and filling of vacancies shall be as set forth in the By-Laws of the Association.

## ARTICLE IX BY-LAWS

The By-Laws of the Association may be adopted, amended, altered or rescinded as provided therein; provided, however, that at no time shall the By-Laws conflict with these Articles of Incorporation or the Declaration.

## ARTICLE X CONSTRUCTION

These Articles of Incorporation and the By-Laws of the Association shall be construed, in case of any ambiguity or lack of clarity, to be consistent with the provisions of the Declaration. In the event of any conflict between the terms of the Declaration, these Articles of Incorporation or the By-Laws, the following order of priority shall apply: the Declaration, the Articles of Incorporation and the By-Laws.

## ARTICLE XI OFFICERS

The affairs of the Association shall be managed by a President, a Vice-President, a Secretary and a Treasurer, and if elected by the Board of Directors, any such other officers and assistant officers as may be designated by the Board of Directors. One person may serve in two offices simultaneously as provided in the By-Laws. The Board of Directors at each annual meeting shall elect, to serve for a term of one (1) year, a President, a Vice-President, a Secretary and a Treasurer, and such other officers as the Board of Directors may from time to time determine appropriate.

## ARTICLE XII DISSOLUTION

In the event of dissolution of the Association, the property consisting of the surface water management system shall be conveyed to an appropriate local government agency or to a non-profit corporation if not accepted by a local government agency. All other property and assets of the Association, after payment of its debts, will be distributed as determined by a vote of the Members.

## ARTICLE XIII AMENDMENT

Until the Turnover Date (as defined in the Declaration), the Declarant may amend these Articles of Incorporation in its sole and absolute discretion. After the Turnover Date, amendments to these Articles of Incorporation shall require the affirmative vote of Members casting seventy-five percent (75%) of the total votes in the Association in favor of such amendment.

## ARTICLE XIV REGISTERED OFFICE AND AGENT

The address of the ~~initial~~ registered office of the Association is 1201 Hays Street, Tallahassee, Florida 32301 and the name of its ~~initial~~ registered agent is Corporation Service Company.

IN WITNESS WHEREOF, the undersigned Officer of the Association has executed these Articles of Incorporation this 12 day of September, 1996.

BRIDGEVIEW ESTATES  
PROPERTY OWNER'S ASSOCIATION, INC.

By: 

Its: President

STATE OF FLORIDA           )  
  ) SS  
COUNTY OF Broward )

The foregoing Articles of Incorporation were acknowledged before me by  
William H. Ryan as President of Bridgeview Estates Property Owner's Association, Inc.  
He is ☒ well known to me or ☐ has produced a driver's license as identification.

IN WITNESS WHEREOF, I have hereunder set my hand and affixed my seal under the  
laws of the State of Florida, this 12 day of September, 1996.

(SEAL)



M. J. THARP  
My Comm Exp. 8/04/00  
Bonded By Service Ins  
No. CC574399  
☐ Personally Known ☐ Other I. D.

M J Tharp  
Notary Public  
Print Name M J Tharp  
State of Florida  
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 BRIDGEVIEW ESTATES PROPERTY OWNER'S ASSOCIATION, INC.,  
DESIRING TO ORGANIZE OR QUALIFY UNDER THE LAWS OF THE STATE OF FLORIDA,  
WITH ITS PRINCIPAL PLACE OF BUSINESS AT 786 S. MILITARY TRAIL, DEERFIELD  
BEACH, FLORIDA 33442.

SECOND--CORPORATION SERVICE COMPANY LOCATED AT 1201 HAYS STREET,  
TALLAHASSEE, FLORIDA 32301 AS ITS AGENT TO ACCEPT SERVICE OF PROCESS  
WITHIN FLORIDA.

SIGNATURE

INCORPORATOR

DATE

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  
PROVISIONS OF ALL STATUTES RELATIVE TO THE PROPER AND COMPLETE  
PERFORMANCE OF MY DUTIES.

CORPORATION SERVICE COMPANY

By:

Its: Laura R. Dunlap, As Agent

96 SEP 26 PM 12:43  
TALLAHASSEE, FLORIDA  
SECRETARY OF STATE

FILED

**CERTIFICATE  
OF  
BRIDGEVIEW ESTATES' PROPERTY OWNER'S ASSOCIATION, INC.**

I, William H. Ryan, as President of Bridgeview Estates Property Owner's Association, Inc., a not-for-profit Florida Corporation (the "Association"), do hereby certify that by written consent in lieu of a special meeting of the Board of Directors of the Association and the sole voting member of the Association dated as of 2nd day of May, 1996, the following resolutions were adopted:

RESOLVED, that all of the Directors and Bridgeview Estates Development Corp. as the sole voting member of the Association, ratify and approve the attached Amended and Restated Articles of Incorporation (the "Articles") of Bridgeview Estates Property Owner's Association, Inc. f/k/a 512 Homeowners' Association, Inc.; and

RESOLVED, that any officer of the Corporation has been hereby authorized and directed, in the name and on behalf of the Corporation, to take or cause to be taken any and all actions necessary to effectuate the foregoing resolution and to carry out the purposes thereof.

BRIDGEVIEW ESTATES  
PROPERTY OWNER'S ASSOCIATION, INC.  
a not-for-profit Florida corporation

Dated: May 2, 1996

By: \_\_\_\_\_

Its: \_\_\_\_\_

**FILED**  
96 SEP 26 PM 12:43  
TALLAHASSEE, FLORIDA  
SECRETARY OF STATE





FLORIDA DEPARTMENT OF STATE  
Sandra B. Mortham  
Secretary of State

September 26, 1996

CSC NETWORKS  
DEBORAH SCHRODER  
TALLAHASSEE, FL 32301

**RESUBMIT**  
Please give original  
submission date as file date.

We have received your document for BRIDGEVIEW ESTATES HOMEOWNER'S ASSOCIATION, INC. and the authorization to debit your account in the amount of \$87.50. However, the document has not been filed and is being returned for the following:

A certificate must accompany the Restated Articles of Incorporation setting forth one of the following statements: (1) The restatement was adopted by the board of directors and does not contain any amendments requiring member approval; OR (2) If the restatement contains an amendment requiring member approval, the date of adoption of the amendment by the members and a statement that the number of votes cast for the amendment was sufficient for approval.

The word "initial" or "first" should be removed from the article regarding directors, officers, and/or registered agent, unless these are the individuals originally designated at the time of incorporation.

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) 487-6880.

Karen Gibson  
Corporate Specialist

Letter Number: 796A0004438

**RECEIVED**  
96 OCT -1 AM 10: 07  
DIVISION OF CORPORATION