

HARBOUR ISLES OF FORT LAUDERDALE, INC.
1942 S.E. 24th AVENUE
FORT LAUDERDALE, FLORIDA 33316

FLORIDA DEPT. OF STATE
DIVISION OF CORPORATIONS
P.O. BOX 1227
TALLAHASSEE, FL 32314

RE: HARBOUR ISLES OF FORT LAUDERDALE, INC.
Articles Of Incorporation

Gentlemen/Ladies,

Please find enclosed the Articles of Incorporation and Agent of Record statement for the above named captioned. Also enclosed is my check in the amount of \$122.50 for fees and certified copy.

If additional information is needed, please advise.

Sincerely,


William Cole

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TALLAHASSEE, FLORIDA



ARTICLES OF INCORPORATION
UNDER GENERAL CORPORATION
NOT FOR PROFIT ACT

HARBOUR ISLES OF FORT LAUDERDALE, INC

BY - LAWS

AS ADAPTED ON JUNE 26, 1996

FILED
36 AUG 19 11:11
CLERK OF DISTRICT COURT
NORTH DARIEN, FLORIDA

ARTICLE I - NAME

The name of the corporation, not for profit, shall be "Harbour Isles Of Fort Lauderdale, Inc." and the location of its principal office shall be in Fort Lauderdale, Broward County, Florida.

ARTICLE II - OBJECTS

It is the purpose of the corporation to associate the various communities comprising our neighborhood in support of programs and activities which will contribute to the betterment of the neighborhood; to provide a forum for members to consider ways of improving and enhancing the neighborhood and its amenities by identifying and responding to areas of general concern and mutual interest; to inform its members and the public on behalf of higher community standards, safety & security, beautification of homes and streets, civic responsibility and welfare; to cultivate fellowship among members; and to develop and maintain good relationships with the city, county and state governments.

The boundaries of the neighborhood shall consist of residential properties and hotel dwellings/structures south of 17th Street, south of the Marion River, and further bounded by the Intracoastal Waterway, the Inlet, and the beach, including Ocean Lane north to and including Oceanage.

ARTICLE III - MEMBERSHIP

There will be two (2) delegates per member. Membership in the corporation is limited to entities listed on Exhibit "A" attached hereto currently paying dues. Each entity shall be entitled to one (1) membership, two (2) representative delegates, and one (1) vote.

Each member will designate its two (2) delegates. Only members in good standing shall be entitled to vote. Only delegates in attendance may vote - (no proxies will be permitted).

ARTICLE IV - NOTICE OF MEETINGS

Notice of all meetings of the full membership shall be in writing and sent by mail, or delivered personally, to each member of the Corporation at least seven days before any executive board, special or annual meetings, other than in an emergency situation. Notices of meetings are, in addition, are to be conspicuously posted in the neighborhood.

With regard to Board meetings, notice may be in writing, by telephone, or hand delivered. In an emergency, the Board may waive notice by a majority vote.

If an annual schedule of meetings (of both the Board and Full Membership) is provided, that shall satisfy the Notice requirement.

ARTICLE V - MEETINGS

Section 1 - The Board of Directors meetings will be held, at anytime, on the call of the President, or any three (3) members of the Board.

Section 2 - A quorum at all meetings shall consist of a majority of members present.

Section 3 - There will be an annual meeting held each year in March.

ARTICLE VI - ELECTED OFFICERS AND DUTIES

Section 1 - Board members are to be elected at the Annual Meeting. There are to be a total of seven (7) Board members. In addition, the membership may elect one (1) alternate Board member who may vote in the absence of a regular member.

Section 2 - The officers of the corporation shall be a President, a Vice President, a Secretary and a Treasurer. Additionally, there will be three (3) members at large. The four officers shall be elected from the members of the Board of Directors at the first Board meeting after the Annual Meeting.

Section 3 - Officers and Board Members shall serve for a term of one year, or until their successors are elected and installed. An officer may be re-elected for any additional number of terms, including consecutive terms.

Section 4 - The President is: elected by the Board of Directors; is the Chief Executive of the Corporation and of the Board; shall have control of the general management of the Association; shall appoint all standing committees with sanction by the Board of Directors; and ex-officio of al. committees with the exception of the Nominating Committee.

The Vice President shall: assist the President, handle all the duties above-mentioned in the absence of the President, and have authority and responsibilities of the President during that period.

The Secretary shall: keep an accurate record of all meetings; and have custody of all previous records of the Corporation; keep a record of the Board of Directors attendance; read minutes at all meetings; prepare agendas for meetings; notify members of Board meetings, maintain an up-to-date list of members and their addresses so that notices and letters may be sent to them; handle all meetings; and read all papers and documents at meetings including at the Annual Meeting.

The Treasurer shall: collect dues and other funds and deposit all funds in the Corporation's bank accounts; disburse checks signed by any two of the following officers: President and Treasurer, or Vice-President and Treasurer. The three officers must record their signatures at the Bank. The Treasurer shall be responsible for all financial transactions, keep all previous records of finances, give a monthly financial report of receipts and disbursements, give an annual report, and submit books and records for audit.

ARTICLE VII - DUES

The amount of the Annual dues shall be determined by the Board of Directors, based upon a budget adopted each February by the Board.

ARTICLE VIII - INDEBTEDNESS

No one is to be authorized to incur any debt or obligation on behalf of the Corporation without specific authorization by the Board.

ARTICLE IX - SEARCH COMMITTEE

The Search Committee shall be appointed by the President. The Committee shall give due consideration to providing the broadest representation possible among the members. Any delegate shall have the right to make a nomination from the floor, provided that the nominee is present or has given permission in writing. Any member shall be eligible for office who is a current member of the Corporation.

ARTICLE X - AUTHORITY OF THE BOARD OF DIRECTORS

The Board is authorized and vested with power to pursue on behalf of the Corporation any action in relation to any activity which may have an impact on the neighborhood.

ARTICLE XI - AMENDMENTS TO THESE BY-LAWS

Amendments to these By-Laws may be made by written presentation to the Board of Directors, which will then review and present its recommendations to the general membership to be voted on at a meeting of the membership.

ARTICLE XII - PARLIAMENTARY RULES

Robert's Rules of Order shall govern the conduct of Corporation proceedings when not in conflict with the Articles of Incorporation and these By-Laws or with the Statutes of the State of Florida.

ARTICLE XIII - NAME OF REGISTERED AGENT

The name and address of the initial registered office of the Corporation and the name of the initial registered agent shall be:

Name:
William Cole

Address:
1942 S.E. 24th AVENUE
FORT LAUDERDALE, FL 33316

HARBOR ISLES OF FORT LAUDERDALE - ELIGIBLE ENTITIES

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1824 Building
1832 Building
Atlantic Towers Corporation
Breakwater Surf Club
Breakwater Towers Corporation
Camelot South
Everglades House
Harbor Colony Cooperative
Harbor Lodge
Harbour Inlet Association, Inc.
LaCoquina Corporation
Lago Mar North Lodge
Lago Mar Place, Inc.
Lago Mar Resort & Club
Lake Mayan Apts
LaMarietta Apartments Cooperative
Marina Motor Inn
Ocean Lane Villas Cooperative
Oceanage Condominium
Orleans Chateau and Villas
Point of Americas I
Point of Americas II
Sky Harbor East
The Boat House, Inc.
The Mayan Beach Club, Inc.
Townhouses of Harbor Beach
Village House Apartments
Wedgewood Apartments

DATE: