

N96000005560

STEWART & ASSOCIATES

P.O. BOX 100099  
FT. LAUDERDALE, FL 33310-0099

TELEPHONE (954) 739-3383  
TELEFAX (954) 739-1330

October 25, 1996

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

400001987614--9  
-10/28/96--01071--011  
\*\*\*\*122.50 \*\*\*\*122.50

Dear Sir/Madam:

With this letter I am enclosing an original and one copy of the Articles of Incorporation for Santa Barbara Homeowners Association, Inc., together with a check in the amount of \$122.50 representing the filing fee.

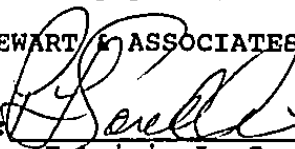
Once the Articles have been filed, kindly return a conformed copy in the return postage-paid envelope.

Should you have any questions with respect to the foregoing, please do not hesitate to contact the undersigned at 954-777-5142.

Sincerely yours,

STEWART & ASSOCIATES

BY:



Patricia L. Sandlin for  
DENNIS STEWART, Esq.

DS/pls

TALLAHASSEE, FLORIDA

95 OCT 28 AM 11:32

FILED

Dmc  
10/30/96

**ARTICLES OF INCORPORATION**  
**OF**  
**SANTA BARBARA HOMEOWNERS ASSOCIATION, INC.**

**FILED**  
96 OCT 28 AM 11:33  
TALLAHASSEE, FLORIDA

In compliance with the requirements of Florida Statutes, the undersigned, all of whom are residents of Broward County, Florida, and all of whom are of full age, have this day voluntarily associated themselves together for the purpose of forming a corporation not-for-profit and do hereby certify:

**ARTICLE I**

The name of the corporation is **SANTA BARBARA HOMEOWNERS ASSOCIATION, INC** (the "Association").

**ARTICLE II**

The principal office of the Association is located at 2979 N. W. 56 Avenue, Lauderdale, Florida, 33313.

**ARTICLE III**

**DENNIS STEWART**, whose address is 2979 N. W. 56 Avenue, Lauderdale, Florida, 33313, is hereby appointed the initial Registered Agent of this Association.

**ARTICLE IV**

**PURPOSE AND POWERS OF THE ASSOCIATION**

This Association does not contemplate pecuniary gain or profit to the members thereof, and the specific purposes for which it is formed are to provide for security, maintenance, preservation and architectural control of the Common Areas within that certain tract of property described as:

**SEE ATTACHED EXHIBIT "A"**

and to promote the health, safety and welfare of the residents within the above described property and any additions thereto as may hereafter be brought within the jurisdiction of this Association for this purpose to:

(a) exercise all of the powers and privileges and to

perform all of the duties and obligations of the Association as set forth in that certain Declaration of Covenants, Conditions and Restrictions of SANTA BARBARA, hereinafter called the "Declaration", applicable to the property and recorded or to be recorded in the Office of the Secretary of State of Florida and as the same may be amended from time to time as therein provided, said Declaration being incorporated herein as if set forth at length.

(b) fix, levy, collect and enforce payment by any lawful means, all charges or assessments pursuant to the terms of the Declaration; to pay all expenses in connection therewith and all office and other expenses incident to the conduct of the business of the Association, including all licenses, taxes or governmental charges levied or imposed against the property of the Association;

(c) acquire (by gift, purchase or otherwise), own, hold, improve, build upon, operate, maintain, convey, sell, lease, transfer, dedicate for public use or otherwise dispose of real or personal property in connection with the affairs of the Association;

(d) borrow money, and with the assent of two-thirds (2/3) of the members, mortgage, pledge, deed in trust, or hypothecate any or all of its real or personal property as security for money borrowed or debts incurred;

(e) dedicate, sell or transfer all or any part of the Common Area to any public agency, authority, or utility for such purposes and subject to such conditions as may be agreed to by the members. No such dedication or transfer shall be effective unless an instrument has been signed by two-thirds (2/3) of the members, agreeing to such dedication, sale or transfer;

(f) participate in mergers and consolidations with other non-profit corporations organized for the same purposes or annex additional residential property and Common Area, provided that any such merger, consolidation or annexation shall have the assent of two-thirds (2/3) of the members;

(g) have and to exercise any and all powers, rights and privileges which a corporation organized under the Non-

Profit Corporation Law of the State of Florida by law may now or hereafter have or exercise.

## ARTICLE V

### MEMBERSHIP

Every person or entity who is a record owner of a fee or undivided fee interest in any Lot which is subject to covenants of record to assessment by the Association, including contract Sellers shall be a member of the Association. The foregoing is not intended to include persons or entities who hold an interest merely as security for the performance of an obligation. Membership shall be appurtenant to and may not be separated from ownership of any Lot which is subject to assessment by the Association.

## ARTICLE VI

### VOTING RIGHTS

All Owners shall be entitled to one (1) vote for each Lot owned. When more than one (1) person holds an interest in any Lot, all such persons shall be members. The vote for such Lot shall be exercised as they determine, but in no event shall more than one (1) vote be cast with respect to any Lot.

## ARTICLE VII

The affairs of this Association shall be managed by a Board of Directors. There shall be a minimum of three (3) and a maximum of five (5) Directors, who need not be members of the Association. The number of Directors may be changed by Amendment of the By-Laws of the Association. The names and addresses of the persons who are to act in the capacity of Directors until the selection of their successors are:

ROBERT L. STRAUSS

2340 S. E. 8th Street

Pompano Beach, Florida, 33062

PAM BLOUNT

760 S. E. 22 Avenue

Pompano Beach, Florida, 33062

DENNIS STEWART

2291 S. E. 9th Street

Pompano Beach, Florida, 33062

At the first annual meeting, the members shall elect three (3) Directors for a term of one (1) year. At each annual meeting thereafter the members shall elect three (3) Directors for a term of two (2) years. The Directors shall receive no compensation for serving as Directors.

#### ARTICLE VIII

##### DISSOLUTION

The Association may be dissolved with the assent given in writing and signed by not less than two-thirds (2/3) of the members. Upon dissolution of the Association, other than incident to a merger or consolidation, the assets of the Association shall be dedicated to an appropriate public agency to be used for purposes similar to those for which this Association was created. In the event that such dedication is refused acceptance, such assets shall be granted, conveyed and assigned to any non-profit corporation, association, trust or other organization to be devoted to such similar purposes.

#### ARTICLE IX

##### DURATION

The corporation shall exist perpetually.

#### ARTICLE X


##### AMENDMENTS

Amendment of these Articles shall require the assent of sixty-six and two-thirds (66-2/3%) percent of the entire membership.

IN WITNESS WHEREOF, for the purposes of forming this corporation under the laws of the State of Florida, we, the undersigned, constituting the incorporators of this SANTA BARBARA HOMEOWNERS ASSOCIATION, INC., have executed these Articles of Incorporation this 24<sup>th</sup> day of October, 1996.

  
ROBERT L. STRAUSS

  
PAM BLOUNT

  
DENNIS STEWART

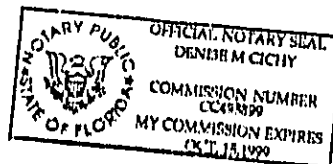
STATE OF FLORIDA  
COUNTY OF BROWARD

BEFORE ME, the undersigned authority, personally appeared ROBERT L. STRAUSS, who produced a drivers license as identification and who acknowledged to me that he/she executed the foregoing of his/her own voluntary act and deed for the purposes expressed therein.

WITNESS my hand and official seal this 24 day of October, 1996.

  
NOTARY PUBLIC

Commission Exp:



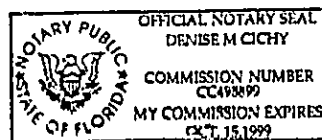
STATE OF FLORIDA  
COUNTY OF BROWARD

BEFORE ME, the undersigned authority, personally appeared PAM BLOUNT, who produced a drivers license as identification and who acknowledged to me that he/she executed the foregoing of his/her own voluntary act and deed for the purposes expressed therein.

WITNESS my hand and official seal this 24 day of October, 1996.

  
NOTARY PUBLIC

Commission Exp:



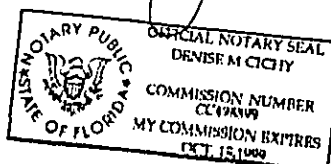
STATE OF FLORIDA  
COUNTY OF BROWARD

BEFORE ME, the undersigned authority, personally appeared DENNIS STEWART, who is personally known to me and who acknowledged to me that he/she executed the foregoing of his/her own voluntary act and deed for the purposes expressed therein.

WITNESS my hand and official seal this 24 day of October, 1996.

  
NOTARY PUBLIC

Commission Exp:



CERTIFICATE DESIGNATING (OR CHANGING) PLACE OF BUSINESS OR DOMI-  
CILE FOR THE SERVICE OF PROCESS WITHIN THIS STATE. NAMING AGENT  
UPON WHOM PROCESS MAY BE SERVED.

96 OCT 28 /111:33

TALLAHASSEE, FLORIDA

IN PURSUANCE OF CHAPTER 48.091 OF THE FLORIDA STATUTES, THE  
FOLLOWING IS SUBMITTED IN COMPLIANCE WITH SAID ACT.

That SANTA BARBARA HOMEOWNERS ASSOCIATION, INC., desiring  
to qualify under the laws of the State of Florida, with its  
principal office at 2979 N. W. 56 Avenue, Lauderdale, Florida,  
33313, County of Broward, State of Florida, has named DENNIS  
STEWART, whose address is 2979 N. W. 56 Avenue, Lauderdale,  
Florida, 33313, as its agent to accept service of process within  
Florida.

ACKNOWLEDGMENT:

Having been named to accept service of process for the  
above stated corporation, at place designated in this Certifi-  
cate, I HEREBY ACCEPT to act in this capacity, and agree to  
comply with the provision of said Act relative to keeping open  
said office. I HEREBY ACKNOWLEDGE that I am familiar with the  
duties and requirements to act as a Registered Agent.

Dated: 10/24/96

By: 

DENNIS STEWART  
Registered Agent

corp/santa-barb.art/pls

N96000005560

Pam Blount

760 SE 22 Ave

Popano Bch, FL 33062

City/State/Zip

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

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-07/01/97-01098-006  
\*\*\*\*\*35.00 \*\*\*\*\*35.00

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

3 1997

FILED  
SECRETARY OF STATE  
DIVISION OF CORPORATIONS  
97 JUL -1 PM 4:23



Florida Department of State, Sandra B. Mortham, Secretary of State

OFFICER / DIRECTOR RESIGNATION

FILED  
SECRETARY OF STATE  
DIVISION OF CORPORATIONS  
97 JUL -1 PM 4:23

I, <sup>Pom</sup> Pamela A. Blount, hereby resign as Director  
(Title)  
of Santa Barbara Homeowners ASSOC. INC.  
(Name of Corporation)

a corporation organized under the laws of the State of Florida

and affirm that the corporation has been notified in writing of the resignation.

<sup>(Pam)</sup>  
Pamela A. Blount  
(Signature of resigning officer/director)

doc # N96000005560

FILING FEE IS \$35.00

DIVISION OF CORPORATIONS, P.O. BOX 6327, TALLAHASSEE, FL 32314