

N97000006136



ACCOUNT NO. : 072100000032

REFERENCE : 580158 7057A

AUTHORIZATION :

COST LIMIT : \$ PREPAID

ORDER DATE : October 28, 1997

ORDER TIME : 9:56 AM

ORDER NO. : 580158-005

CUSTOMER NO: 7057A

CUSTOMER: Candy Feltner, Legal Asst
LEVY KNEEN MARIANA CURTIN
WIENER KORNFELD & DEL RUSSO
Suite 1000
1400 Centrepark Boulevard
West Palm Beach, FL 33401

600002331336--8
-10/28/97--01032--020
****100.00 ****100.00

600002331336--8
-10/28/97--01032--022
*****22.50 *****22.50

DOMESTIC FILING

NAME: FAIRWAY ISLES AT OLIVE TREE
HOMEOWNERS' ASSOCIATION ,
INC.

EFFECTIVE DATE:

XXXX ARTICLES OF INCORPORATION
 CERTIFICATE OF LIMITED PARTNERSHIP

PLEASE RETURN THE FOLLOWING AS PROOF OF FILING:

XXX CERTIFIED COPY
 PLAIN STAMPED COPY
 CERTIFICATE OF GOOD STANDING

CONTACT PERSON: Stacy L Earnest

EXAMINER'S INITIALS:

FILED
97 OCT 28 AM 9:07
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

RECEIVED
97 OCT 28 AM 10:40
DIVISION OF CORPORATION

SN OCT 28 1997
02589 - Principal add. 9



FLORIDA DEPARTMENT OF STATE
Sandra B. Mortham
Secretary of State

October 28, 1997

CSC NETWORKS
1201 HAYS ST.
TALLAHASSEE, FL 32301-2607

SUBJECT: FAIRWAY ISLES AT OLIVE TREE HOMEOWNERS' ASSOCIATION,
INC.
Ref. Number: W97000024483

RESUBMIT

Please give original
submission date as file date.

We have received your document for FAIRWAY ISLES AT OLIVE TREE HOMEOWNERS' ASSOCIATION, INC. and your check(s) totaling \$122.50. However, the enclosed document has not been filed and is being returned for the following correction(s):

You must list the corporation's principal office and/or a mailing address in the document.

Please return the original and one copy of 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) 487-6052.

Sandy Ng
Document Specialist

Letter Number: 397A00052276

RECEIVED
97 OCT 31 AM 8:48
DIVISION OF CORPORATION

ARTICLES OF INCORPORATION

OF

FAIRWAY ISLES AT OLIVE TREE HOMEOWNERS' ASSOCIATION, INC.
(A Corporation Not For Profit)

FILED
97 OCT 28 AM 9:07
TALAMON HASSEE, FLORIDA

In compliance with the requirements of the Laws of the State of Florida, and for the purpose of forming a corporation not for profit, the undersigned does hereby acknowledge:

ARTICLE I

The name of the corporation is FAIRWAY ISLES AT OLIVE TREE HOMEOWNERS' ASSOCIATION, INC., hereinafter called the "Association".

ARTICLE II

The street address of the Registered Office of the Association is 5904 Timber Valley Drive, Lake Worth, Florida 33463, and the name of the Registered Agent is Harry Rauch. The principal place of business and the mailing address shall be 5904 Timber Valley Dr., Lake Worth, FL 33463.

ARTICLE III

All definitions in the Declaration of Restrictions for Fairway Isles ("Declaration"), as recorded in the Public Records of Palm Beach County, Florida, are incorporated herein by reference and made a part hereof.

ARTICLE IV

PURPOSE 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 carry out its obligations and duties pursuant to the terms of the Declaration, including but not limited to providing for the operation, maintenance and architectural control of the Parcels and Common Area, and improvements thereon, within that certain real property (and any additions thereto) described on EXHIBIT "A" attached to the Declaration and to promote the health, safety and welfare of the members of the Association.

ARTICLE V

POWERS OF THE ASSOCIATION

The Association shall have all the powers and duties reasonably necessary to operate and maintain the Association, including, but not limited to, the following:

(a) Exercise all of the powers and privileges and to perform all of the duties and obligations of the Association as set forth in the Declaration, Bylaws of the Association and in the Master Declaration of Protective Covenants, Conditions and Restrictions for Olive Tree, as recorded in the Public Records of Palm Beach County, Florida, (hereinafter referred to as "Master Declaration"), and as the same may be amended from time to time as therein provided;

(b) Fix, levy, collect and enforce payment by any lawful means, all charges or assessments pursuant to the terms of the Master Declaration, the Declaration or By-Laws of the Association; 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 or otherwise dispose of real or personal property in connection with the affairs of the Association, and as to real property, only with the assent of Members entitled to vote at least two-thirds (2/3rds) of the votes of the Association;

(d) Borrow money with the assent of a majority vote of the Board of Directors; and with the assent of Members entitled to vote at least two-thirds (2/3rds) of the votes of the Association, 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) Participate in mergers and consolidations with other non-profit corporations organized for similar purposes or annex additional residential property, provided that any such merger, consolidation or annexation shall have the assent of Members entitled to vote two-thirds (2/3rds) of the votes of the Association, except as otherwise provided in ARTICLE II of the Declaration;

(f) 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 (except for utility easements for operation of the Properties) shall be effective without obtaining consent of Members entitled to vote at least two-thirds (2/3rds) of the votes of the Association to such dedication, sale or transfer in writing or by vote at a duly called meeting of the Association, and unless prior written consent of Declarant is obtained for so long as Declarant owns a Parcel;

(g) To promulgate or enforce rules, regulations, by-laws, covenants, restrictions or agreements to effectuate all of the purposes for which the Association is organized;

(h) To have and to exercise any and all powers, rights and privileges which a non-profit corporation organized under the laws of the State of Florida may now or hereafter have or exercise;

(i) To contract for management of the Association and to delegate in such contract all or any part of the powers and duties of the Association, and to contract for services to be provided the Owners such as, but not limited to, garbage pick-up and other utilities and master antenna or cable television and/or radio system.

PROVISO. Annexation of additional properties (other than the Uncommitted Lands), mergers and consolidations, mortgaging or Common Area, dissolution and amendment of the Articles, requires prior approval of HUD/VA as long as there is a Class B membership and HUD/VA has approved the Project and is insuring and guaranteeing any mortgage thereon.

ARTICLE VI

MEMBERSHIP AND QUORUM

1. Every Owner of a Parcel shall be a member of the Association. Membership shall be appurtenant to and may not be separated from ownership of any Parcel.

2. The presence at any meeting of members entitled to cast, or of proxies entitled to cast, thirty percent (30%) of the votes of the Association shall constitute a quorum for any action.

ARTICLE VII

VOTING RIGHTS

The Association shall have two (2) classes of voting membership:

Class A. Class A members shall be all Owners (with the exception of the Declarant during such time Declarant is the Class B member, but thereafter, Declarant shall also be a Class A member if Declarant is an Owner), and shall be entitled to one (1) vote for each Parcel owned. When more than one (1) person holds an interest in any Parcel, all such persons shall be members. The vote for such Parcel shall be exercised as they determine, but in no event shall more than one (1) vote be cast with respect to any Parcel.

Class B. The Class B member shall be the Declarant, and shall be entitled to two thousand (2,000) votes. The Class B membership shall cease on the happening of one of the following events, whichever occurs earlier:

(a) Three months after seventy five percent (75%) of the Parcels in Fairway Isles that will ultimately be operated by the Association have been conveyed to Owners; or

(b) Five (5) years following conveyance of the first Parcel in Fairway Isles to an Owner; or,

(c) Such earlier date as Declarant may determine.

ARTICLE VIII

BOARD OF DIRECTORS

The affairs of this Association shall be managed by a Board of Directors consisting of not less than three (3) nor more than seven (7) persons who need not be members of the Association. The first Board shall consist of three (3) members. The number of Directors may be increased up to the maximum of seven (7) upon the first election of Directors, as provided in the Bylaws.

Directors of the Association shall be elected at the annual meeting in the manner provided by the Bylaws. Directors may be removed and vacancies on the Board shall be filled in the manner provided by the Bylaws.

The Directors named in these Articles shall serve pursuant to the Bylaws and any vacancies in their number occurring shall be filled as the Bylaws provide.

The names and addresses of the members of the first Board of Directors who shall hold office until their successors are elected and have qualified, or until removed, are as follows:

NAME	ADDRESS
Roseanne Vaughan	<u>5904 Timber Valley Drive</u> <u>Lake Worth, Florida 33463</u>
Harry Rauch	<u>5904 Timber Valley Drive</u> <u>Lake Worth, Florida 33463</u>
Leonard Weinberg	<u>5904 Timber Valley Drive</u> <u>Lake Worth, Florida 33463</u>

Upon the resignation of a Director who has been designated, appointed or elected by Declarant, or the resignation of an officer of the Association who was elected by the First Board, the Association shall remise, release, acquit, and forever discharge such Director or officer of and from any and all manner of action(s), cause(s) of action, suits, debts, dues, claims, bonds, bills, covenants, contracts, controversy, agreements, promises, variances, trespasses, damages (except to the extent any such damages are covered by insurance), judgments, executions, claims and demands whatsoever, in law or in equity which the Association or Members had, now have, or will have; or which any personal representative, successor, heir or assign of the Association or Members hereafter may have against such Director or officer by reason of his having been a Director or officer of the Association.

ARTICLE IX

DURATION

The corporation shall exist perpetually.

ARTICLE X

AMENDMENTS

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

1. Proposal. Amendments to these Articles may be proposed upon a vote of the majority of the entire Board adopting a resolution setting forth the proposed amendment to these Articles, directing that it be submitted to a vote at a special or annual meeting of members; or amendments may be proposed by petition signed by Members entitled to vote at least twenty-five (25%) percent of the voting interests of the Association, and delivered to the Secretary.

2. Call for Meeting. Upon the adoption of a resolution proposing any amendment or amendments to these Articles by said Board or upon presentation of a petition as hereinabove provided, such proposed amendment or amendments shall be transmitted to the President of the Association, or other officer of the Association in absence of the President, who shall thereupon call a special meeting of the membership, unless it is to be considered at an annual meeting. It shall be the duty of the Secretary to give each member written notice stating the purpose of the meeting, place, day and hour of the meeting, and setting forth the proposed amendment or a summary of the changes to be effected thereby. Notice shall be delivered not less than ten (10) nor more than sixty (60) days before the date of the meeting, either personally or by first class mail. If the notice is mailed with postage thereon prepaid, at least thirty (30) days before the date of meeting, it may be done by a class of United States mail addressed to the member at his address as it last appears on the membership books.

3. Vote Necessary. In order for such amendment or amendments to become effective, the same must be approved at a duly called meeting, by an affirmative vote of Members entitled to vote at least seventy-five percent (75%) of the voting interests of the Association.

4. By Written Statement. If all the directors and all the members eligible to vote sign a written statement manifesting their intention that an amendment to these Articles be adopted, then the amendment shall thereby be adopted as though subsections 1., 2., and 3. above have been satisfied.

5. Filing. The Articles of Amendment containing said approved amendment or amendments shall be executed by the corporation by its President or Vice President and by its Secretary or Assistant Secretary and acknowledged by one of the officers signing such Articles. The Articles of Amendment shall set forth:

- (a) The name of the corporation.
- (b) The amendments so adopted.
- (c) The date of the adoption of the amendment by the

members.

Such Articles of Amendment shall be filed, along with the appropriate filing fees with the office of the Secretary of State, State of Florida, for approval and will be effective upon such filing.

Notwithstanding the foregoing provisions of this Article XI so long as the Declarant holds Parcels for sale in the ordinary course of business, no amendment to these Articles may be adopted or become effective without the prior written consent of Declarant if in the sole opinion of Declarant, which shall be binding, such amendment affects the rights of Declarant or affects the Declarant's ability to sell or lease Parcels in the Project.

ARTICLE XI

SUBSCRIBERS

The name and address of the Subscriber of these Articles of Incorporation are as follows:

<u>Name</u>	<u>Address</u>
Fairway Isles, Ltd., a Florida Limited Partnership	<u>5904 Timber Valley Drive</u> <u>Lake Worth, Florida 33463</u>

ARTICLE XII

OFFICERS

The Board of Directors shall elect the President, Secretary, Treasurer, and as many Vice-Presidents, Assistant Secretaries and Assistant Treasurers as the Board of Directors shall from time to time determine.

The names and addresses of the Officers who shall serve until their successors are designated by the Board of Directors are as follows:

President:	Harry Rauch
Vice-President:	Leonard Weinberg
Secretary/Treasurer:	Roseanne Vaughn

ARTICLE XIII

The original By-Laws of the Association shall be adopted by a majority vote of the Directors. Thereafter, the By-Laws of the Association may be amended, altered or rescinded at a regular or special meeting of the members, by members entitled to cast fifty percent (50%) of the voting interests of the Association.

ARTICLE XIV

INDEMNIFICATION OF OFFICERS AND DIRECTORS

Every Board Member and every officer of the Association shall be indemnified by the Association against all expenses and liabilities, including court costs and attorneys' fees through all trial and appellate levels, reasonably incurred by or imposed upon him in connection with any proceeding, arbitration, or settlement to which he may be a party, or in which he may become involved, by reason of his being or having been a Board Member or officer of the Association, whether or not he is a Board Member or officer at the time such expenses are incurred. Provided, however, such indemnification shall be authorized only if the Board Member or officer acted in good faith and in a manner he reasonably believed to be in, or not opposed to, the best interests of the Association and, with respect to any criminal action or proceeding, had no reasonable cause to believe his conduct was unlawful. Notwithstanding the foregoing, in the event of a settlement, the indemnification provisions herein shall not be automatic and shall apply only when the Board approves such settlement in accordance with the provisions set forth in Chapter 607 Florida Statutes. Notwithstanding anything contained herein to the contrary, and in instances where the Board Member or officer admits or is adjudged guilty of willful malfeasance in the performance of his duties, or his actions or omissions to act constitute a violation of the criminal law or a transaction from which the Board Member or officer derived an improper personal benefit or such other act or omission to act under Section 607.1645 Florida Statutes, the indemnification provisions contained herein shall not apply. The foregoing right of indemnification shall be in addition to and not exclusive of any and all right of indemnification to which such Board Member or officer may be entitled by common law or statute.

ARTICLE XV

TRANSACTIONS IN WHICH DIRECTORS OR OFFICERS ARE INTERESTED

No contract or transaction between the Association and one (1) or more of its Directors or Officers, or between the Association and any other corporation, partnership, association, or other organization in which one (1) or more of its officers or directors are Officers or Directors of this Association shall be invalid, void or voidable solely for this reason, or solely because the Officer or Director is present at, or participates in, meetings of the Board or Committee thereof which authorized the contract or transaction, or solely because said Officers' or Directors' votes are counted for such purpose. No Director or Officer of the Association shall incur liability by reason of the fact that said Director or Officer may be interested in any such contract or transaction.

Interested Directors may be counted in determining the presence of a quorum at a meeting of the Board of Directors or of a Committee which authorized the contract or transaction.

ARTICLE XVI DISSOLUTION

In the event of the dissolution of the Association, other than incident to a merger or consolidation, the assets shall be dedicated to a public body, or conveyed to a non-profit organization with similar purposes.

IN WITNESS WHEREOF, for the purpose of forming this corporation under the Laws of the State of Florida, the undersigned, constituting the subscriber of this Association, has executed these Articles of Incorporation this 24th day of Oct, 1997.

FAIRWAY ISLES, LTD., a Florida Florida Limited Partnership

By: Fairway Isles, Inc., a Florida corporation, its General Partner

By: [Signature] Pres
its, President

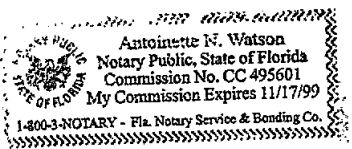
The undersigned hereby accepts the designation of Registered Agent of Fairway Isles at Olive Tree Homeowners' Association, Inc. as set forth in Article II of these Articles.

[Signature]
Harry Rauch

STATE OF Florida)
COUNTY OF Palm Beach) ss:

I HEREBY CERTIFY that on this day, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared Harry Rauch, President of Fairway Isles, Inc., a Florida corporation, General Partner of Fairway Isles, Ltd., a Florida Limited Partnership, known to me to be the General Partner of Fairway Isles, Ltd., a Florida Limited Partnership, the limited partnership in whose name the foregoing instrument was executed, and that he acknowledged executing the same for such limited partnership, freely and voluntarily, under authority duly vested in them by said limited partnership that he is personally known to me or that I relied upon the following form of identification of the above-named person: _____.

WITNESS my hand and official seal in the County and State last aforesaid this 24 day of October, 1997



Antoinette Watson
NOTARY PUBLIC
Antoinette Watson
Printed Notary Signature

My Commission Expires:

FILED
97 OCT 28 AM 9:07
CLERK OF STATE
TALLAHASSEE, FLORIDA

(SEAL)

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