

N97000006503

PUBLIC ACCESS SYSTEM  
ELECTRONIC FILING COVER SHEET

((H97000019038 3))

O: DIVISION OF CORPORATIONS

FAX #: (850)922-4001

ROM: EMPIRE CORPORATE KIT COMPANY  
CONTACT: RAY STORMONT  
PHONE: (305)541-3694

ACCT#: 072450003255

FAX #: (305)541-3770

AME: LAKES OF WOODHAVEN CONDOMINIUM 2 ASSOCIATION

AUDIT NUMBER.....H97000019038

DOC TYPE.....FLORIDA NON-PROFIT CORPORATION

CERT. OF STATUS..0 PAGES..... 9

CERT. COPIES.....1 DEL.METHOD.. FAX

EST.CHARGE.. \$122.50

OTE: PLEASE PRINT THIS PAGE AND USE IT AS A COVER SHEET. TYPE THE FAX  
AUDIT NUMBER ON THE TOP AND BOTTOM OF ALL PAGES OF THE DOCUMENT

\* ENTER 'M' FOR MENU. \*\*

NTER SELECTION AND <CR>:

elp F1 Option Menu F2

NUM

Connect: 00:11:58

FILED  
97 NOV 18 PM 2:31  
SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

B. McKnight NOV 18 1997



FLORIDA DEPARTMENT OF STATE  
Sandra B. Mortham  
Secretary of State

November 17, 1997

EMPIRE

SUBJECT: LAKES OF WOODHAVEN CONDOMINIUM 2 ASSOCIATION, INC.  
REF: W97000025858

We received your electronically transmitted document. However, the document has not been filed. Please make the following corrections and refax the complete document, including the electronic filing cover sheet.

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

Please fill in the day of execution by the incorporator.

If you have any further questions concerning your document, please call (850) 487-6931.

Becky McKnight  
Document Specialist

FAX Aud. #: E970000019038  
Letter Number: 197A000055004

497000019038

ARTICLES OF INCORPORATION  
OF  
LAKES OF WOODHAVEN CONDOMINIUM 2 ASSOCIATION, INC.

WE, the undersigned, hereby associate ourselves together for the purpose of forming a not-for-profit corporation under the laws of the State of Florida; pursuant to Chapters 617 and 718 of Florida Statutes, and hereby certify as follows:

ARTICLE I

The name of this corporation shall be:

LAKES OF WOODHAVEN CONDOMINIUM 2 ASSOCIATION, INC.

ARTICLE II.

The general purpose of this not-for-profit Corporation shall be as follows: To be the "Association" (as defined in the Condominium Act of the State of Florida, Chapter 718 of Florida Statutes, as it may be amended from time to time) for the operation of Lakes of Woodhaven 2, a Condominium, which is a Condominium to be created pursuant to the provisions of the Condominium Act, and as such Association, to operate and administer said Condominium and carry out the functions and duties of said Condominium Association, as set forth in the Declaration of Condominium establishing said Condominium and Exhibits annexed thereto.

ARTICLE III.

All persons who are owners of condominium units within said Condominium, as reflected in the Public Records of Palm Beach County, Florida, shall automatically be Members of this Corporation. Such Membership shall automatically terminate when such person is no longer the owner of a condominium parcel.

PREPARED BY:  
Robert L. Kaye, Esq. 0694436  
KAYE & ROGER, P.A.  
6261 N.W. 6th Way  
Suite 103  
Fort Lauderdale, FL 33309  
P.03/10

1

497000019038

EMPIRE CORPORATE KIT

NOV-18-1997 12:59

FILED  
97 NOV 18 PM 2:31  
CLERK OF STATE  
TALLAHASSEE, FLORIDA

497000019038

Membership in this Corporation shall be limited to such condominium parcel owners.

Subject to the foregoing admission to and termination of Membership shall be governed by the Declaration of Condominium that shall be filed for said Condominium among the Public Records of Palm Beach County, Florida.

ARTICLE IV.

This Corporation shall have perpetual existence.

ARTICLE V.

The name and address of the Subscribers to these Articles of Incorporation and the principal address of the corporation are as follows:

Bill Carducci  
6215 Old Court Road  
#503  
Boca Raton, FL 33433

ARTICLE VI.

Section 1. The affairs of the Corporation shall be managed and governed by a Board of Directors composed of not less than three (3) nor more than the number specified in the By-Laws. The Directors, subsequent to the first Board of Directors, shall be elected at the annual meeting of the Membership for a term of one (1) year, or until their successors shall be elected and shall qualify. Provisions for such election and provisions respecting the removal, disqualification and resignation of Directors, and for filling vacancies on the Directorate shall be established by the By-Laws.

Section 2. The principal officers of the Corporation shall

447000019038

be:

President  
Vice-President  
Secretary  
Treasurer

(the last two officers may be combined), who shall be elected from time to time, in the manner set forth in the By-Laws adopted by the Corporation.

ARTICLE VII.

The names of the officers who are to serve until the first election of officers, pursuant to the terms of the Declaration of Condominium and By-Laws, are as follows:

President: Martha Sarnotsky

Vice-Pres: Britt Norrman

Secretary: Bill Carducci

Treasurer: Emily Corradino

ARTICLE VIII.

The following persons shall constitute the first Board of Directors at the first meeting of the membership.

Bill Carducci

Emily Corradino

Martha Sarnotsky

ARTICLE IX.

The street address of the initial Registered Office of this Corporation is: 500 N.E. Spanish River Blvd. #205 Boca Raton,  
Florida, and the name of the initial Registered Agent is Michael J. Feldman

447000019038

ARTICLE X.

The By-Laws of the Corporation shall initially be made and adopted by its first Board of Directors. The By-Laws may be amended, altered, supplemented, or modified in the manner set forth therein.

ARTICLE XI.

Amendments to these Articles of Incorporation may be proposed by any Member or Director, and shall be adopted in the following manner at a meeting of the Membership:

(1) Notice of the meeting shall contain a statement of the proposed Amendment.

(2) An amendment proposed by the Board shall be approved upon the affirmative vote of the Voting Members casting a majority of the total votes of the Members of the Association.

(3) If the proposed amendment is not proposed by the Board, then the Amendment shall be approved by the affirmative vote of the Voting Members casting not less than three fourths (3/4ths) of the total votes of the Members of the Association.

(4) Said Amendment shall be recorded and certified as required by the Condominium Act.

Said Amendment(s) shall be effective when a copy thereof, together with an attached Certificate of its approval by the membership, sealed with the Corporate Seal, signed by the Secretary or an Assistant Secretary, and executed and acknowledged by the President or Vice-President, has been filed with the Secretary of State and all filing fees paid.

447000019038

ARTICLE XII.

This Corporation shall have all the powers set forth in Section 617.0302 of Florida Statutes, as it may be amended from time to time, all of the powers set forth in the Condominium Act of the State of Florida, as it may be amended from time to time, and all powers granted to it by the Declaration of Condominium and Exhibits thereto annexed.

ARTICLE XIII.

There shall be no dividends paid to any of the Members, nor shall any part of the income of the Corporation be distributed to its Board of Directors or officers. In the event there are any excess receipts over disbursements as a result of performing services, such excess shall be applied against future expenses, etc. The Corporation may not pay compensation to its Members, Directors and officers for services rendered, may not confer benefits upon its Members in conformity with its purposes, and upon dissolution or final liquidations, subject to the paramount provisions of Article XIV of these Articles, may make distribution to its Members as is permitted by the Court having jurisdiction thereof, and no such payment, benefit or distribution shall be deemed to be a dividend or distribution of income.

This Corporation shall issue no shares of stock of any kind or nature whatsoever. Membership in the Corporation and the transfer thereof, as well as the number of Members, shall be upon such terms and conditions as provided for in the Declaration of Condominium and By-Laws. The voting rights of the owners of parcels in said

497000019038

Condominium property shall be as set forth in the Declaration of Condominium and/or By-Laws.

ARTICLE XIV.

Upon dissolution or final liquidation of the Association, its assets shall be dedicated to an appropriate public agency or utility to be maintained and devoted to purposes as nearly as practicable the same as those to which they were required to be devoted by the Association. In the event such dedication is refused acceptance, such assets shall be granted, conveyed and assigned to any non-profit corporation, association, trust or other organization be maintained devoted to purposes as nearly as practicable to same as those to which they were required to be devoted by the Association. No such disposition of the Association properties shall be effective to divest or diminish any right or title to any Member vested in him under the licenses, covenants and easements of these Articles of Incorporation, the By-Laws of the Association or the Declarations of Condominium, or any amendments to such instruments.

ARTICLE XV.

The foregoing terms and provisions of Article I through Article XIV, inclusive, of these Articles of Incorporation shall be limited and deemed amended to comply with the applicable provisions of Chapter 718 of the laws of the State of Florida as the date of the recording of the aforescribed Declaration in the Public Records of the County where same is located, where such provisions of said Chapter are determined as a matter of law to apply to and

+H970000019038

be paramount to the applicable terms and provisions of these Articles of Incorporation.

IN WITNESS WHEREOF, the Subscribers hereto have hereunto set their hands and seals, on this 21<sup>st</sup> day of October, 1997.

Signed, sealed and delivered in the presence of:

Joseph Biele  
(Print name): JOSEPH S BIELER  
Jerome M. Biele  
(Print name): JEROME M. BIELER

Bill Carducci  
BILL CARDUCCI

(Print name):

(Print name):

(Print name):

(Print name):

STATE OF FLORIDA                    )  
                                          )SS  
COUNTY OF PALM BEACH            )

BEFORE ME, the undersigned authority, personally appeared: BILL CARDUCCI, who, after being by me first duly sworn, acknowledged that he executed the foregoing Articles of Incorporation of LAKES OF WOODHAVEN CONDOMINIUM 2 ASSOCIATION, INC., a Florida not-for-profit corporation, for the purposes therein expressed and who is personally known to me or who has produced \_\_\_\_\_ as identification.

WITNESS my hand and official seal at the State and County

497000019038

aforesaid, this 21<sup>st</sup> day of October, 1997.

*Joan S. Beler*  
 NOTARY PUBLIC, State of Florida  
 at Large

FILED  
 97 NOV 18 PM 2:31  
 SECRETARY OF STATE  
 TALLAHASSEE, FLORIDA

**CERTIFICATE DESIGNATING PLACE OF BUSINESS OR DOMICILE FOR THE  
 SERVICE OF PROCESS WITHIN THIS STATE, NAMING AGENT UPON WHOM  
 PROCESS MAY BE SERVED**

In pursuance of Section 48.091, Florida Statutes, the following is submitted, in compliance with said Act:

First--That LAKES OF WOODHAVEN 2 CONDOMINIUM ASSOCIATION, INC., desiring to organize under the laws of the State of Florida with its principal office, as indicated in the Articles of Incorporation at the City of Boca Raton, County of Palm Beach, State of Florida, has named Mr MICHAEL J. FELDMAN, located at 500 N.E. Spanish River Blvd. #205, Boca Raton, Florida, as its agent to accept service of process within this state.

ACKNOWLEDGEMENT: (MUST BE SIGNED BY DESIGNATED AGENT)

Having been named to accept service of process for the above stated corporation, at place designated in this certificate, I hereby accept to act in this capacity, and agree to comply with the provision of said Act relative to keeping open said office.

By: *[Signature]*  
 (Registered Agent)  
 MICHAEL J. FELDMAN

497000019038