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(561) 347-7477

March 26, 1998

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-03/30/98--01072--013  
\*\*\*\*\*70.00 \*\*\*\*\*70.00

Division of Corporations  
The Capitol  
P. O. Box 6327  
Tallahassee, Florida 32314

Re: Kinsale By The Sea Condominium  
Association, Inc.

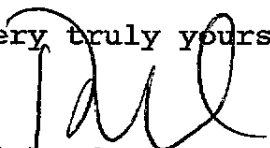
Gentlemen:

In connection with the above-referenced not-for-profit Corporation, enclosed please find the original and one copy of Articles of Incorporation. Please file these Articles with the State and return a certified copy of same to our office.

We are enclosing our check in the amount of \$70.00 to cover your fee for this service, together with a stamped, self-addressed envelope for your convenience.

Thank you for your assistance.

Very truly yours,

  
Richard S. Russell

/bbr  
Enclosures

FILED  
98 MAR 30 AM 10:22  
SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

Richard Russell GAVE  
AUTHORIZATION BY PHONE TO  
CORRECT prin. address  
DATE 4/2/98  
DOC. EXAM me

711 4/2/98

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ARTICLES OF INCORPORATION  
OF  
KINSALE BY THE SEA CONDOMINIUM ASSOCIATION, INC.

SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

I, the undersigned natural person competent to contract, acting as Incorporator of a Corporation not-for-profit under Chapter 617 of the Florida Statutes, hereby adopt the following Articles of Incorporation:

ARTICLE I

NAME

The name of this Corporation is KINSALE BY THE SEA CONDOMINIUM ASSOCIATION, INC.

Principal address: 233 Southeast 21st Avenue  
Deerfield Beach, Fl. 33441

ARTICLE II

PURPOSES

The purposes and objects of the Corporation are such as are authorized under Chapter 617 of the Florida Statutes and include providing for the maintenance, preservation, administration, and management of KINSALE BY THE SEA CONDOMINIUM, a condominium under the Florida Condominium Act.

The Corporation is organized and operated solely for administrative and managerial purposes. It is not intended that the Corporation show any net earnings, but no part of any net earnings that do occur shall inure to the benefit of any private member. If, in any taxable year, the net income of the Corporation

from all sources other than casualty insurance proceeds and other non-recurring items exceeds the sum of (1) total common expenses for which payment has been made or liability incurred within the taxable year, and (2) reasonable reserves for common expenses and other liabilities in the next succeeding taxable year, such excess shall be held by the Corporation and used to reduce the amount of assessments that would otherwise be required in the following year. For such purposes, each unit owner will be credited with the portion of any excess that is proportionate to his or her interest in the common elements of the condominium.

### ARTICLE III

#### MEMBERS

Each condominium unit shall have appurtenant thereto a membership in the Corporation, which membership shall be held by the person or entity, or in common by the persons or entities owning such unit, except that no person or entity holding title to a unit as security for performance of an obligation shall acquire the membership appurtenant to such unit by virtue of such title ownership. In no event may any membership be severed from the unit to which it is appurtenant.

Each membership in the Corporation shall entitle the holder or holders thereof to exercise that proportion of the total voting power of the Corporation corresponding to the proportionate

undivided interest in the common elements appurtenant to the unit to which such membership corresponds, as established in the Declaration.

#### ARTICLE IV

##### INITIAL REGISTERED OFFICE AND AGENT

The street address of the initial registered office of the Corporation is 233 Southeast 21st Avenue, Deerfield Beach, Florida 33441.

The name of the initial Registered Agent at such office is: RICHARD LILLIS.

#### ARTICLE V

##### INCORPORATOR

The name and residence of the Incorporator of the Corporation is as follows:

<u>Name</u>	<u>Residence</u>
RICHARD S. RUSSELL, ESQ.	200 East Palmetto Park Road Suite 101 Boca Raton, Florida 33432

## ARTICLE VI

### DIRECTORS

The number of persons constituting the first Board of Directors is three(3). The names and addresses of the Directors who are to serve until the first annual meeting of the members or until their successors are elected and qualified are:

<u>Name</u>	<u>Address</u>
CAROL LILLIS	380 New Road East Amherst, NY 14051
RICHARD A. LILLIS	380 New Road East Amherst, NY 14051
SEAN LILLIS	380 New Road East Amherst, NY 14051

At the first annual meeting, and each annual meeting thereafter, the members shall elect from among the members of the Corporation three (3) Directors of a term of one year each.

## ARTICLE VII

### OFFICERS

The affairs of the Corporation are to be managed by a President, Vice-President, Secretary, and Treasurer who will be accountable to the Board of Administration. Officers will be elected in the manner set forth in the By-Laws.

The names of the Officers who are to serve until the first election of Officers are as follows:

SEAN LILLIS - President and Treasurer  
RICHARD LILLIS - Vice President  
CAROL LILLIS - Secretary

#### ARTICLE VIII

##### BY-LAWS

By-Laws regulating operation of the Corporation are annexed to the Declaration. The By-Laws may be amended by the first Board of Directors until the first annual meeting of the members. Thereafter, the By-Laws shall be amended by the members in the manner set forth in the By-Laws.

#### ARTICLE IX

##### POWERS OF CORPORATION

To promote the health, safety and welfare of the residents of KINSALE BY THE SEA CONDOMINIUM, INC., the Corporation may:

(1) Exercise all of the powers and perform all of the duties of the Association as set forth in the Declaration of Condominium and in the By-Laws, as those documents may from time to time be amended.

(2) Determine, levy, collect and enforce payment by any lawful means of all assessments for common charges, and pay such common charges as the same become due.

(3) Engage the services of a professional Corporate Management Agent and delegate to such agent any of the powers or duties granted to the association of unit owners under the Declaration or By-Laws other than the power to engage or discharge such agent; the power to adopt, amend and repeal the provisions thereof, or of the Declaration, By-Laws or Rules and Regulations of the condominium.

(4) Take and hold by lease, gift, purchase, devise or bequest any property, real or personal, including any unit in the condominium, borrow money and mortgage any such property to finance the acquisition thereof on the vote of fifty-one percent (51%) of members, and transfer, lease, and convey any such property.

(5) Dedicate or otherwise transfer all or any portion of the common areas to any municipality, public agent, authority or utility on the approval of fifty-one percent (51%) of the members.

(6) Have and exercise any and all rights, privileges and powers which may be held or exercised by corporations not-for-profit generally under Chapter 617 of the Florida Statutes, or by associations of unit owners under the Condominium Act.

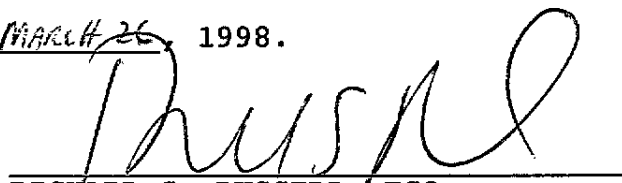
## ARTICLE X

### DISSOLUTION

This Corporation may be dissolved at any time with the written consent of all the members thereto. On dissolution, the assets of the Corporation shall be dedicated to an appropriate

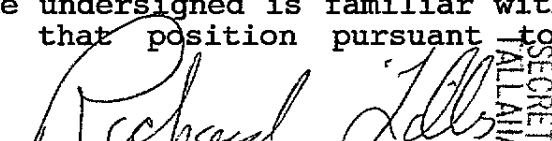
municipality, public agency or authority to be used for purposes similar to those for which the Corporation is organized. In the event such dedication is not accepted, such assets shall be conveyed or assigned to any non-profit corporation, association, or other organization devoted to purposes similar to those for which this Corporation is organized.

IN WITNESS WHEREOF, I, the Incorporator of this Corporation, have, for the purpose of forming this Non-Profit Corporation under the laws of the State of Florida, executed these Articles of Incorporation on MARCH 26, 1998.

  
RICHARD S. RUSSELL, ESQ.

ACCEPTANCE OF REGISTERED AGENT

Having been named to accept service of process for KINSALE BY THE SEA CONDOMINIUM ASSOCIATION, INC. at the place designated in the Articles of Incorporation, the undersigned is familiar with, and accepts the obligations of, that position pursuant to F.S. 617.0501.

  
RICHARD LILLIS

Date: MARCH 26, 1998

STATE OF FLORIDA  
COUNTY OF PALM BEACH

SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

1998 MAR 30 AM 10:22


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I HEREBY CERTIFY that on this day, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared RICHARD S. RUSSELL, personally known to me, and known to me to be the person who executed the foregoing instrument, and he acknowledged before me that he executed the same for the purposes therein expressed.



WITNESS my hand and official seal in the State and County last aforesaid on this 26<sup>th</sup> day of March, 1998.

My Commission expires:

  
Notary Public - BETTY B. RICHEY  
State of Florida at Large

(condo/articles)



BETTY B. RICHEY  
MY COMMISSION # CC384703 EXPIRES  
July 17, 1998  
BONDED THRU TROY FAIN INSURANCE, INC.

FILED

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SECRETARY OF STATE  
TALLAHASSEE, FLORIDA