



THE UNITED STATES  
CORPORATION  
COMPANY

N98000005576

ACCOUNT NO. : 072100000032

REFERENCE : 971413 7112147

AUTHORIZATION :

COST LIMIT : \$ PREPAID

ORDER DATE : September 23, 1998

ORDER TIME : 11:31 AM

ORDER NO. : 971413-005

CUSTOMER NO: 7112147

CUSTOMER: Ms. Olga L. Molina  
SIDNEY Z. BRODIE, ESQ.

Suite 105-b  
150 South Pine Island Road  
Plantation, FL 33324

900002647409--9

-09/23/98--01077--008

\*\*\*\*122.50 \*\*\*\*122.50

DOMESTIC FILING

NAME: PARKSIDE AT ROYAL PALM  
HOMEOWNERS' ASSOCIATION, INC.

EFFECTIVE DATE:

XX ARTICLES OF INCORPORATION  
       CERTIFICATE OF LIMITED PARTNERSHIP

PLEASE RETURN THE FOLLOWING AS PROOF OF FILING:

XX CERTIFIED COPY  
       PLAIN STAMPED COPY  
       CERTIFICATE OF GOOD STANDING

CONTACT PERSON: Robert Maxwell

EXAMINER'S INITIALS:

2590  
W98-21836

FILED  
SECRETARY OF STATE  
DIVISION OF CORPORATIONS  
98 SEP 23 PM 2:13

RECEIVED  
98 SEP 23 PM 2:11  
DIVISION OF CORPORATIONS



RECEIVED  
SEP 28 AM 11:28  
FLORIDA DEPARTMENT OF STATE

Sandra B. Mortham  
Secretary of State  
DIVISION OF CORPORATIONS

FILED  
SECRETARY OF STATE  
DIVISION OF CORPORATIONS  
98 SEP 23 PM 2:13

September 23, 1998

**RESUBMIT**

Please give original  
submission date as file date.

CSC NETWORKS  
1201 HAYS STREET  
TALLAHASSEE, FL 32301

SUBJECT: PARKSIDE AT ROYAL PALM HOMEOWNERS' ASSOCIATION,  
INC.  
Ref. Number: W98000021836

We have received your document for PARKSIDE AT ROYAL PALM HOMEOWNERS' ASSOCIATION, INC.. However, the document has not been filed and is being returned for the following:

The person designated as incorporator in the document and the person signing as incorporator must be the same.

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) 487-6973.

Claretha Golden  
Document Specialist

Letter Number: 598A00048088

Prepared by and recorded  
copies should be sent to:  
LAW OFFICES OF SIDNEY Z. BRODIE  
SIDNEY Z. BRODIE, ESQ.  
7270 NW 12TH STREET, PH-I  
Miami, Florida 33126

FILED  
SECRETARY OF STATE  
DIVISION OF CORPORATIONS  
98 SEP 23 PM 2:13

Reserved

ARTICLES OF INCORPORATION OF PARKSIDE AT ROYAL PALM  
HOMEOWNERS' ASSOCIATION, INC.

ARTICLE I - NAME

The name of the corporation is PARKSIDE AT ROYAL PALM HOMEOWNERS' ASSOCIATION, INC., a Florida not for profit corporation, hereinafter referred to as the "Corporation" or "Association". The principal place of business and the mailing address of this Corporation is 3300 University Drive, Suite 408, Coral Springs, Florida 33065.

ARTICLE II - EXISTENCE

This Association shall have perpetual existence unless dissolved in accordance with the terms of these Articles of Incorporation.

ARTICLE III - PURPOSES

The Association does not contemplate pecuniary gain or profit to its members. The specific purposes for which it is formed are to provide for the enforcement of the Declaration of Covenants and Restrictions for Parkside at Royal Palm (the "Declaration") and any amendments thereto which subject additional property to the Declaration, and to provide for the maintenance and preservation of the Common Properties as that term is defined in the Declaration.

ARTICLE IV - MEMBERSHIP

Every person or entity who is a record owner of a fee interest in any Lot, as that term is defined in the Declaration,

which is subject to assessment by the Association, shall automatically be a member of the Association upon the recordation in the Public Records of Broward County, Florida, of the deed or other instrument establishing the acquisition and designating the Lot affected thereby. 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. Such membership shall automatically terminate when such person or entity is no longer the record Owner of a Lot.

#### ARTICLE V - REGISTERED OFFICE AND AGENT

The street address of the initial registered office of this corporation is 7270 NW 12th Street, PH-I, Miami, Florida 33126, and the name of the initial Registered Agent of this corporation at such address is Sidney Z. Brodie, Esq.

#### ARTICLE VI- INCORPORATOR

The name and address of the Incorporator to these Articles of Incorporation is:

<u>NAME</u>	<u>ADDRESS</u>
Sidney Z. Brodie	7270 NW 12th Street, PH-I Miami, Florida 33126

#### ARTICLE VII - BOARD OF DIRECTORS

The names and addresses of the persons who constitute the initial Board of Directors, until the selection and qualification of their successors, are:

Neal Margo	3300 University Drive, Suite 408 Coral Springs, Florida 33065
Theodore Sahley	" "
Sandra Marty	" "

The Directors of the Corporation shall be elected as provided in the Bylaws.

#### ARTICLE VIII - DISSOLUTION

The Association may be dissolved no sooner than thirty (30) years from the date of incorporation with the assent given in writing and signed by not less than three-fourths (3/4) of the votes of the members. Upon dissolution of the Association, other than incident to a merger or consolidation, the assets of the Association shall be granted, conveyed and assigned to any corporation not for profit, association, trust, public agency or other organization provided that it is to be used for purposes similar to those for which this Association was created, and the Association shall be dissolved in accordance with law.

#### ARTICLE IX - AMENDMENTS

Amendments to these Articles of Incorporation shall require the approval of a minimum of two thirds (2/3) of the entire membership and shall be effective when a copy thereof has been filed with the Secretary of State of Florida and all filing fees have been paid. These Articles may not be amended in any manner which shall amend, modify or affect any terms and conditions, rights or obligations set forth in the Declaration.

Amendments to the Articles of Incorporation shall be made in the following manner:

A. The Board of Directors shall adopt a resolution setting forth the proposed amendment, and, if members have been admitted to the Association, direct that it be submitted to a vote at a meeting of members, which may be either the annual or a special meeting. If no members have been admitted, the amendment shall be adopted by a vote of the majority of the Board of Directors and the provisions for adoption by members shall not apply.

B. Written notice setting forth the proposed amendment or a summary of the changes to be effected thereby shall be given to each member of record entitled to vote thereon. If the meeting is an annual meeting, the proposed amendment or such summary may be included in the notice of such annual meeting.

C. At such meeting, a vote of the members entitled to vote thereon shall be taken on the proposed amendment. The proposed amendment shall be adopted upon an affirmative vote of two-thirds (2/3) of the votes of all members entitled to vote thereon.

The Articles of Amendment shall be executed by the corporation by its president and vice president and by its secretary or an assistant secretary and acknowledged by one of the officers signing such amendment and 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 or by the Board of Directors when no members have been admitted.

The Articles of Amendment shall be delivered to the Department of State. If the Department of State finds that the Articles of Amendment conform to law, it shall, when all fees and taxes have been paid as prescribed in this chapter, file the Articles of Amendment as required by law.

#### ARTICLE X - HUD AND VA APPROVAL

For so long as there is a Class B membership, as that term is defined in the Declaration, the following actions will require the approval of the Department of Housing and Urban Development or the Veterans Administration if any mortgage encumbering a Lot is guaranteed or insured by either such agency: (a) annexation of additional properties; (b) mergers and consolidations; (c) mortgaging or dedication of Common Area and (d) dissolution or amendment of these Articles. Such approval, however, shall not be required where the amendment is made to correct errors, omissions or conflicts or is required by any institutional lender so that such lender will make, insure or guarantee mortgage loans encumbering the Lots, or is required by any governmental authority. Such approval shall be deemed given if either agency fails to deliver written notice of its disapproval of any amendment to Declarant or to the Association within twenty (20) days after a request for such approval is delivered to the agency by certified mail, return receipt requested, or equivalent delivery.

IN WITNESS WHEREOF, for the purpose of forming this corporation under the Laws of the State of Florida, I, the undersigned, constituting the subscriber and incorporator of this Association, have executed these Articles of Incorporation for

Parkside at Royal Palm Homeowners' Association, Inc. on this 28  
day of November, 1997.

Signed, sealed and delivered  
in the presence of:

PARKSIDE AT ROYAL PALM  
HOMEOWNERS' ASSOCIATION, INC.

Olga L. Molina

(SEAL)  
Sidney Z. Brodie, Esq.,  
Incorporator

OLGA L. MOLINA

Print or Type Name

Barbara Seara

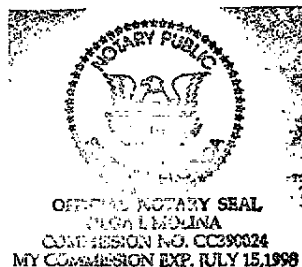
BARBARA SEARA

Print or Type Name

STATE OF FLORIDA     )  
COUNTY OF DADE     )

The foregoing instrument was acknowledged before me this  
28 day of November, 1997, by Sidney Z. Brodie,  
Esq., Incorporator, who is personally known to me or who has  
produced personally known as identification.

Olga L. Molina  
NAME: OLGA L. MOLINA  
NOTARY PUBLIC STATE OF FLORIDA  
MY COMMISSION EXPIRES:

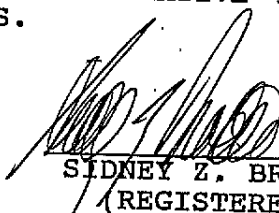


CERTIFICATE DESIGNATING PLACE OF BUSINESS OR DOMICILE FOR THE  
SERVICE OF PROCESS WITHIN FLORIDA, NAMING AGENT UPON WHOM PROCESS  
MAY BE SERVED

IN COMPLIANCE WITH FLORIDA LAW, THE FOLLOWING IS SUBMITTED:

THAT PARKSIDE AT ROYAL PALM HOMEOWNERS' ASSOCIATION, INC.,  
DESIRING TO ORGANIZE OR QUALIFY UNDER THE LAWS OF THE STATE OF  
FLORIDA, WITH ITS PRINCIPAL PLACE OF BUSINESS AT 3300 UNIVERSITY  
DRIVE, SUITE 408, CORAL SPRINGS, FLORIDA 33065 AS ITS AGENT TO  
ACCEPT SERVICE OF PROCESS WITHIN FLORIDA.

HAVING BEEN NAMED TO ACCEPT SERVICE OF PROCESS FOR THE ABOVE  
STATED CORPORATION, AT THE PLACE DESIGNATED IN THIS CERTIFICATE, I  
HEREBY AGREE TO ACT IN THIS CAPACITY, AND I FURTHER AGREE TO COMPLY  
WITH THE PROVISIONS OF ALL STATUTES RELATIVE TO THE PROPER AND  
COMPLETE PERFORMANCE OF MY DUTIES.

  
\_\_\_\_\_  
SIDNEY Z. BRODIE, ESQ.  
(REGISTERED AGENT)

FORMS\PARKSIDE.DCL

FILED  
SECRETARY OF STATE  
DIVISION OF CORPORATIONS  
98 SEP 23 PM 2:13