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FLORIDA NON-PROFIT CORPORATION

CASCADE LAKES RESIDENTS' ASSOCIATION, INC.

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**ARTICLES OF INCORPORATION
OF
CASCADE LAKES RESIDENTS' ASSOCIATION, INC.
a not for profit corporation**

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SECRETARY OF STATE
TALLAHASSEE, FLORIDA

In compliance with the requirements of Florida Statutes, Chapter 617, the undersigned, who is a resident of the State of Florida, and who is of full age, for the purpose of forming a Florida corporation not for profit, hereby certified:

**ARTICLE I
NAME OF CORPORATION**

The name of the Corporation is CASCADE LAKES RESIDENTS' ASSOCIATION, INC., a Florida corporation not for profit (hereafter called the "Association").

**ARTICLE II
PRINCIPAL OFFICE OF THE ASSOCIATION**

The principal office of the Association is located at 6561 Cascades Isle Boulevard, Boynton Beach, Florida 33437.

**ARTICLE III
REGISTERED OFFICE AND REGISTERED AGENT**

The street address of the initial registered office of the Association is 200 East Las Olas Boulevard, Suite 1900, Fort Lauderdale, Florida 33301, and Kenneth P. Wurtenberger is hereby appointed the initial registered agent of this Association at that address.

**ARTICLE IV
PURPOSE AND POWERS OF THE ASSOCIATION**

The 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 maintenance, preservation and architectural control of the Units, Lots, Residences and Common Area within that certain tract of property described as:

KENNETH P. WURTENBERGER, Esq. FLA. BAR #177004
Atlas, Pearlman, Trop & Borkson, P.A.
200 East Las Olas Boulevard, Suite 1900
Fort Lauderdale, Florida 33301
Phone No.: (954) 763-1200

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See Exhibit "A" attached hereto and made a part hereof, together with such Additional Property located in Palm Beach County, Florida, if any, which may be brought within the jurisdiction of the Association from time to time, as provided in the "Declaration" referred to hereinbelow, and to promote the health, safety and welfare of the residents within the above-described property and any additions thereto as may hereto be brought within the jurisdiction of this Association and for this purpose to:

(a) exercise all of the powers and privileges and to perform all duties and obligations of the Association as set forth in that certain Declaration of Conditions, Covenants, Easements and Restrictions for Cascade Lakes, hereinafter called the "Declaration" (for purposes hereof all capitalized terms, unless provided otherwise herein, shall have the same meaning as in the Declaration), applicable to the property and recorded or to be recorded in the office of the Clerk of the Circuit Court, Palm Beach County, Florida, and as the same may be amended from time to time as herein provided, said Declaration being incorporated herein as if set forth at length; and to

(b) have and to exercise any and all powers, rights and privileges which a corporation organized under the Florida Not For Profit Corporation Act by law may now or hereafter have or exercise; and to

(c) operate, maintain and manage the Surface Water or Stormwater Management System in a manner consistent with the South Florida Water Management District permit no. 50-04341-P-02 requirements and applicable District rules and to assist in the enforcement of the provisions of the Declaration which relate to the Surface Water or Stormwater Management System.

ARTICLE V MEMBERSHIP

Every person or entity who is a record Owner of a fee or undivided fee interest in any Unit or Lot shall be a Member of the Association. Notwithstanding anything else to the contrary set forth in this Article V, any such person or entity who holds such interest merely as security for the performance of an obligation shall not be a Member of the Association. Membership in the Association shall be appurtenant to each Unit or Lot and may not be separated from ownership of said Unit or Lot. The record title holder to each Unit or Lot shall automatically become a Member of the Association and shall be assured of all rights and privileges thereof upon presentation of a photostatically or otherwise reproduced copy of said Owner's deed to the Association Secretary for placement in the records of the Association. To the extent that said deed shall pass title to a new Unit or Lot Owner from

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an existing Unit or Lot Owner, membership in the Association shall be transferred from the existing Unit or Lot Owner to the new Unit or Lot Owner. In no event shall any mortgagee or other party holding any type of security interest in a Unit or Lot or the Residence constructed thereon be a Member of the Association unless and until any of said parties obtain or receive fee simple title to such Unit or Lot.

ARTICLE VI VOTING RIGHTS

Section 1. Class of Membership. The Association shall have two (2) classes of voting membership:

Class A. Class A Membership shall be all those Members as defined in Article V with the exception of the Developer (as long as the Class B Membership shall exist, and thereafter, the Developer shall be a Class A Member to the extent it would otherwise qualify). Class A Members shall be entitled to one (1) vote for each Unit or Lot in which they hold the interests required for membership by Article V. When more than one person holds such interest or interests in any Unit or Lot, all such persons shall be Members, but the vote for such Unit or Lot shall be exercised only by that one person who is Entitled To Vote. In no event shall more than one vote be cast with respect to any such Unit or Lot.

Class B. The Class B Member shall be the Developer. The Class B Member shall be entitled to three (3) votes for each Unit or Lot owned by the Class B Member. The Class B membership shall cease and terminate upon the earlier of the following: (i) at such time as three (3) months after ninety percent (90%) of the Units or Lots are deeded to Owners other than a Builder, with a completed Residence thereon, or (ii) on December 31, 2008, whereupon the Class A Members shall be obligated to elect the Board of Directors and assume control of the Association. Upon termination of the Class B membership as provided for herein, the Class B membership shall convert to Class A membership with voting strength as set forth above for Class A membership.

Section 2. Entitled to Vote. As used herein, the term "Entitled to Vote" means and refers to that Unit or Lot Owner who shall cast a vote for a Unit or Lot at an Association meeting. If more than one person or legal entity shall own any Unit or Lot, the Owners thereof shall determine among themselves who shall be the Member Entitled to Vote. Said determination shall be manifested upon a voting certificate, signed by all Owners of said Unit or Lot, and given to the Association Secretary for placement in the Association records. If an Owner owns more than one Unit or Lot, such owner shall have a vote or votes for each Unit or Lot owned. Notwithstanding anything contained herein to the contrary, all Unit or Lot Owners whether Entitled to Vote or not are assured of all other

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privileges, rights, and obligations of the Association membership and shall be Members of the Association. In no event shall any mortgagee or other party holding any type of security interest in a Unit or Lot or the Residence constructed thereon be Entitled to Vote for purposes hereof, unless and until any of said parties obtain or receive fee simple title to such Unit or Lot.

ARTICLE VII INCORPORATOR

The name and address of the Incorporator of these Articles of Incorporation is Kenneth P. Wurtenberger Suite 1900, 200 East Las Olas Boulevard, Fort Lauderdale, Florida 33301.

ARTICLE VIII BOARD OF DIRECTORS

The affairs of the Association shall be managed by a Board of Directors consisting of no less than three (3) nor more than nine (9) Directors, who need not be members of the Association; provided, however, the Board shall consist of an odd number of Directors. The number of Directors may be changed by amendment of the Bylaws of the Association. The initial Board of Directors shall consist of the following three (3) Directors, who shall serve until the appointment of their successors as provided in the Declaration or the election of their successors as provided in the Bylaws, as the case may be:

<u>Name</u>	<u>Address</u>
David Ettinger	6561 Cascades Isle Boulevard, Boynton Beach, Florida 33437
Scott Worley	6561 Cascades Isle Boulevard, Boynton Beach, Florida 33437
Denise Fordyce	6561 Cascades Isle Boulevard, Boynton Beach, Florida 33437

At the first annual meeting of the Members in which the Class A Members are eligible to elect all the Directors and at each annual meeting thereafter, the Members shall elect such Directors for a term of one (1) year.

ARTICLE IX OFFICERS

The affairs of the Association shall be administered by the Officers as designated in the Bylaws. So long as Developer has the right to appoint, reappoint, remove and replace a majority of the Directors as provided in the Declaration, the officers shall be the parties selected and appointed from time to time by the Board of Directors. Thereafter, the Officers shall be elected by the Board of Directors at its first meeting following the annual meeting of the Members of the Association, and they shall serve at the pleasure of the

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Board of Directors. The names of the Officers, who shall serve until their successors are elected by the Board of Directors, are as follows:

PRESIDENT:	David Ettinger
VICE-PRESIDENT:	Scott Worley
SECRETARY/TREASURER:	Denise Fordyce

ARTICLE X DISSOLUTION

The Association may be dissolved with the assent given in writing and signed by not less than sixty-six and two-thirds percent (66-2/3%) of each class of 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 the Association was created or 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. In the event of termination, dissolution or final liquidation of the Association, the responsibility for the operation and maintenance of the Surface Water or Stormwater Management System must be transferred to and accepted by an entity which would comply with Section 40C-42.027, F.A.C., and be approved by the South Florida Water Management District prior to such termination, dissolution or liquidation. The dissolution procedures described in this Article X shall be subject to Court approval pursuant to the provisions of The Florida Not For Profit Corporation Act.

ARTICLE XI DURATION

The Association shall exist perpetually.

ARTICLE XII AMENDMENTS

Amendment of these Articles requires the Approval of at least sixty-six and two-thirds percent (66-2/3%) of the Unit or Lot Owners Entitled to Vote. Prior Federal Housing Administration/Veterans Administration (FHA/VA) approval of any amendment is required so long as there is a Class B Membership, if such financing is utilized in the purchase of Units or Lots.

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ARTICLE XIII BYLAWS

The first Bylaws of the Association shall be adopted by the Board of Directors at the first meeting of Directors, and may be altered, amended or rescinded thereafter in the manner provided in the Bylaws.

ARTICLE XIV DECLARATION AND BYLAWS

In the event of any conflict between the terms and provisions of the Declaration and the terms and provisions of these Articles, the terms and provisions of the Declaration shall control. In the event of any conflict between the terms and provisions of these Articles and the terms and provisions of the Bylaws, the terms and provisions of these Articles shall control.

ARTICLE XV FHA/VA APPROVALS

So long as there is a Class B Membership, annexation of Additional Property, mergers and consolidations of the Association, mortgaging of Common Area, dissolution of the Association, and amendment of these Articles, require prior approval by the Federal Housing Administration (FHA) and the Veterans Administration (VA), if financing therefrom is obtained for the purchase of Units or Lots.

IN WITNESS WHEREOF, for the purposes of forming this corporation under the laws of the State of Florida, the undersigned, being the Incorporator, has executed these Articles of Incorporation this 8th day of September, 1999.

Signed, sealed and delivered
in the presence of:

WITNESSES:

Mary Jane Tyrie
Mary Jane Tyrie
Printed Name
Flory C. Renner
FLORY C. RENNA
Printed Name

INCORPORATOR:

Kenneth P. Wurtenberger
Kenneth P. Wurtenberger

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STATE OF FLORIDA)
)SS:
COUNTY OF BROWARD)

The foregoing instrument was acknowledged before me this 8th day of September, 1999 by KENNETH P. WURTENBERGER, who is personally known to me or ~~who has produced~~ _____ as identification and who did/did not take an oath.

Notary Public:

sign Mary Jane Tyrie
)
print Mary Jane Tyrie
State of Florida at Large (Seal)
My Commission Expires: .



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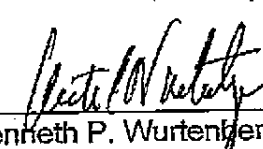
**CERTIFICATE DESIGNATING PLACE OF BUSINESS OR DOMICILE
FOR THE SERVICE OF PROCESS WITHIN THIS STATE NAMING
UPON WHO PROCESS MAY BE SERVED**

Pursuant to Florida Statutes §48.091 and §617.0501, the following is submitted, in compliance with said acts:

FIRST, that CASCADE LAKES RESIDENTS' ASSOCIATION, INC., a not for profit corporation, desiring to organize under Chapter 617, Florida Statutes, with its principal office, as indicated in the Articles of Incorporation, at 6561 Cascades Isle Boulevard, Boynton Beach, Florida 33437 has designated as its Registered Agent to accept service of process within this State.

Having been designated as Registered Agent for the above-stated corporation at the place named in this Certificate, I hereby accept the appointment as Registered Agent, and I hereby state that I am familiar with and accept the obligations of this position in compliance with §617.0501, Florida Statutes, and I hereby agree to keep open the above named office as prescribed by §48.091, Florida Statutes.

DATED: Sept 8, 1999


Kenneth P. Wurtenberger
Registered Agent

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TALLAHASSEE, FLORIDA

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LEGAL DESCRIPTION --- EXHIBIT "A"

THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 35, TOWNSHIP 45 SOUTH,
RANGE 42 EAST.

LESS AND EXCEPT THE FOLLOWING DESCRIBED PARCELS:

1. THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 35, TOWNSHIP 45 SOUTH, RANGE 42 EAST.
2. THE RIGHT-OF-WAY FOR MILITARY TRAIL INCLUDING THAT PROPERTY DESCRIBED IN THE STIPULATED ORDER OF TAKING RECORDED IN OFFICIAL RECORD BOOK 3728, PAGE 654, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
3. THE NORTH 65 FEET OF THE EAST ONE HALF (E 1/2) OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 35, TOWNSHIP 45 SOUTH, RANGE 42 EAST.
4. THE RIGHT-OF-WAYS FOR LAKE WORTH DRAINAGE DISTRICT L-27, L-28 AND E-3 CANALS.

ALSO DESCRIBED AS:

A PARCEL OF LAND LYING WITHIN THE SOUTHEAST ONE-QUARTER OF SECTION 35, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 35; THENCE SOUTH 00°34'42" EAST ALONG THE EAST LINE OF SAID SOUTHEAST ONE-QUARTER, A DISTANCE OF 66.00 FEET; THENCE SOUTH 89°02'45" WEST, A DISTANCE OF 60.00 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 00°34'42" EAST ALONG A LINE 60.00 FEET WEST OF (AS MEASURED AT RIGHT ANGLES TO) AND PARALLEL WITH THE EAST LINE OF SAID SOUTHEAST ONE-QUARTER OF SAID SECTION 35, A DISTANCE OF 1261.96 FEET; THENCE SOUTH 89°02'29" WEST ALONG THE NORTH LINE OF THE NORTHEAST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 35, A DISTANCE OF 599.17 FEET; THENCE SOUTH 00°45'19" EAST ALONG THE WEST LINE OF SAID NORTHEAST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 35, A DISTANCE OF 663.99 FEET; THENCE NORTH 89°02'22" EAST ALONG THE SOUTH LINE OF SAID NORTHEAST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 35, A DISTANCE OF 597.12 FEET; THENCE SOUTH 00°34'42" EAST ALONG A LINE 60.00 FEET WEST OF (AS MEASURED AT RIGHT ANGLES TO) AND PARALLEL WITH THE EAST LINE OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 35, A DISTANCE OF 663.98 FEET; THENCE SOUTH 89°02'14" WEST ALONG THE SOUTH LINE OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 35, A DISTANCE OF 2520.03 FEET; THENCE NORTH 01°17'10" WEST ALONG A LINE 40.25 FEET EAST OF (AS MEASURED AT RIGHT ANGLES TO) AND PARALLEL WITH THE WEST LINE OF THE EAST ONE-QUARTER OF SAID SECTION 35, A DISTANCE OF 2590.28 FEET; THENCE NORTH 89°02'45" EAST ALONG A LINE 66.00 FEET SOUTH OF (AS MEASURED AT RIGHT ANGLES TO) AND PARALLEL WITH THE NORTH LINE OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 35, A DISTANCE OF 2552.02 FEET TO THE POINT OF BEGINNING.

CONTAINING 141.673 ACRES, MORE OR LESS.

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