

ARTICLES OF INCORPORATION
OF
THE RENAISSANCE OF POMPAÑO BEACH III, INC.

THE UNDERSIGNED hereby associate themselves for the purpose of forming a corporation not for profit, under Chapter 617 Florida Statutes 1961, and certify as follows:

ARTICLE I

NAME

The name of the corporation shall be
THE RENAISSANCE OF POMPAÑO BEACH III, INC.

ARTICLE II

DEFINITIONS

As used in these Articles of Incorporation, unless the context otherwise requires:

A. Association means the corporation created by these Articles of Incorporation.

B. Condominium refers to the condominium bearing the same name as the corporation herein created by these Articles of Incorporation.

C. Condominium unit means a condominium parcel susceptible of private ownership which may be an apartment, store, office or the recreation unit, if applicable.

D. Condominium parcel means apartment unit, store unit, office unit or recreation unit which is susceptible of private ownership.

E. Corporation means the corporation formed by these Articles of Incorporation.

F. Member or members means the owner or owners of individual condominium apartments, stores, offices and recreation unit (condominium parcels) in the Condominium who, by virtue of these Articles of Incorporation, are members of the corporation.

G. Owner or owners means the owner or owners of individual condominium apartments, stores, offices or the recreation unit (condominium parcels) in the Condominium.

EXHIBIT B

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ARTICLE III

PURPOSE

The purpose for which the corporation is organized is as follows:

For the purpose of operating and managing a condominium for the use and benefit of the owners of the condominium parcels as the agent of said owners.

ARTICLE IV

POWERS

A. To operate and manage a condominium apartment building and other facilities for the use and benefit of the individual owners of the condominium parcels as the agent of said owners.

B. To carry out all of the powers and duties vested in it pursuant to the Declaration of Condominium and By-Laws of the condominium and the regulations of the condominium.

C. The corporation shall be authorized to exercise and enjoy all of the powers, rights, and privileges granted to or conferred upon corporations of a similar character by the provisions of Chapter 617.01, et seq., Florida Statutes, entitled "Florida Corporations Not For Profit" now or hereafter in force, and to do any and all of the things necessary to carry out its operations as a natural person might or could do.

D. The corporation shall be authorized to exercise and enjoy all of the powers, rights and privileges granted to or conferred upon corporations of a similar character by the provisions of Chapter 63-35 of the General Laws of Florida, entitled "The Condominium Act" now or hereafter in force.

E. No compensation shall be paid to Directors for their services as Directors. Compensation may be paid to a Director in his or her capacity as an officer or employee or for other services rendered to the corporation outside of his or her duties as a Director. In this case, however, said compensation must be approved in advance by the Board of Directors, and the Director to receive said compensation shall not be permitted to vote on said compensation. The Directors shall have the right to set and pay all salaries or compensation to be paid to officers, employees, agents or

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attorneys for services rendered to the corporation.

F. All funds and the titles to all properties acquired by this corporation and the proceeds thereof shall be held in trust for the owners of the condominium parcels in accordance with the provision of the Declaration of Condominium and its supporting documents.

G. All of the powers of this corporation shall be subject to and shall be exercised in accordance with the provision of the Declaration of Condominium together with its supporting documents which govern the use of the land to be operated and administered by this corporation.

H. The corporation is expressly authorized to enter into a lease or leases or any other agreement authorized under Chapter 70.121, Florida Statutes.

I. The corporation shall have the power and right to purchase a manager's apartment and hold the title to the same in its name and pay the purchase price for the same. This power shall include the power to execute a note and mortgage or assume the obligation of any existing note or mortgage encumbering said apartment.

ARTICLE V

MEMBERSHIP

The qualification of members, the manner of their admission and voting by members shall be as follows:

A. This corporation shall be organized without any capital stock.

B. All unit owners of condominium parcels in the Condominium shall be members of the corporation, and no other persons or other entities shall be entitled to membership, provided, however, that until such time as the Declaration of Condominium of the Condominium has been placed of record with the Clerk of the Circuit Court, the owners of the land upon which said condominium apartment building is being erected shall constitute the members of the Association.

C. Membership in the corporation shall be established by the following methods:

1. The owners of the vacant land upon which the Condominium is being erected shall be members of the corporation until such time as the

Declaration of Condominium has been recorded, after which time their membership shall cease, except that it shall continue with reference to any individual condominium parcel still owned by the owners of any of said land.

2. Other persons shall become members of the Association by the recording in the public records of Broward County, Florida, of a deed or other instrument establishing a change of record title to a condominium parcel and the delivery to the corporation of a certified copy of such instrument, the new owner designated by such instrument thereby becoming a member of the corporation, and the membership of the prior owner shall at that time be terminated.

D. The interest of any member in any part of the real property or in the funds and assets of the corporation cannot be conveyed, assigned, mortgaged, hypothecated or transferred in any manner, except as an appurtenance to the condominium parcel.

E. Voting by the members of the Condominium in the affairs of the corporation shall be on the basis of one (1) vote per condominium unit.

Voting rights shall be exercised in accordance with the provisions of the Declaration of Condominium and By-Laws of the corporation.

ARTICLE VI

CORPORATE EXISTENCE

This corporation shall continue to exist so long as the Condominium shall be in existence.

The corporation may be terminated by termination of the Condominium in accordance with the conditions as set forth in the Declaration of Condominium and supporting documents.

ARTICLE VII

DIRECTORS

A. The business of this corporation shall be conducted by a Board of Directors of not less than three (3) directors nor more than nine (9) directors, the exact number of directors to be fixed by the By-Laws of the corporation.

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B. The election of directors, their removal, or the filling of vacancies on the Board of Directors shall be in accordance with the By-Laws of the corporation.

ARTICLE VIII

DIRECTORS AND OFFICERS

The names and post office addresses of the first Board of Directors and the officers of the corporation who shall hold office until their successors are elected and qualified are as follows:

<u>NAME</u>	<u>Address</u>	<u>Title</u>
Mary Ellen Lucas	4770 N.W. Tenth Ct. Plantation, Florida 33313	President and Director
Elaine Dawkins	5210 S.W. 28th Terrace Ft. Lauderdale, Fla. 33312	Vice President and Director
Patricia Gorham	1216 N.E. 16th Terrace Ft. Lauderdale, Fla. 33304	Secretary-Treasurer Director

ARTICLE IX

INCORPORATORS AND SUBSCRIBERS

The following constitute the original incorporators and subscribers to the Articles of Incorporation of the Condominium:

<u>Name</u>	<u>Address</u>
Mary Ellen Lucas	4770 N.W. Tenth Ct. Plantation, Florida 33313
Elaine Dawkins	5210 S.W. 28th Terrace Ft. Lauderdale, Florida 33312
Patricia Gorham	1216 N.W. 16th Terrace Ft. Lauderdale, Florida 33304

ARTICLE X

BY-LAWS

The By-Laws of the corporation shall be adopted by the Board of Directors. The amendment, alteration or rescission of said By-Laws shall be in accordance with the provisions of said By-Laws.

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ARTICLE XI

AMENDMENTS TO ARTICLES OF INCORPORATION

Section 1. The Articles of Incorporation may be amended by the members at a duly constituted meeting for such purpose, provided, however, that no amendment shall take effect unless approved by a majority of the members of the Board of Directors and by members representing at least seventy-five (75%) per cent of the votes in the condominium, as set forth in the Declaration of Condominium. Notice of the subject matter of any proposed amendment shall be included in the notice of any meeting at which a proposed amendment is considered.

Section 2. No amendment to the Articles of Incorporation shall be valid without the written consent of 100% of the members as to any of the following:

No amendment may be made which in any way changes the percentage of ownership owned by any member of a condominium parcel in the general common elements of the condominium, or which in any way changes or modifies the voting rights of any member, or which in any way modifies the percentage of the assessments to be levied against any member for the operation and maintenance of the limited common elements or general common elements of the condominium.

Section 3. No amendment to the Articles of Incorporation shall be effective until the same has been recorded with the Clerk of the Circuit Court in Broward County, Florida.

ARTICLE XII

ASSESSMENTS AND FUNDS

A. All assessments paid by the owners of condominium parcels for the maintenance and operation of the Condominium, shall be utilized by the corporation to pay for the cost of said maintenance and operation. The corporation shall have no interest in any funds received by it through assessments from the owners of individual condominium parcels except to the extent necessary to carry out the powers vested in it as agent for said members.

B. The corporation shall make no distribution of income to its members, directors or officers, and it shall be conducted as a non-profit corporation.

C. Any funds held by the corporation from its receipts, over and above its common expenses, shall be known as the common surplus of the corporation and the same shall be held for the use and benefit of the members in proportion to the percentage of their ownership in the limited and general common elements of the condominium .

D. Upon termination of the condominium and dissolution or final liquidation of this corporation, the distribution to the members of this corporation of the common surplus in proportion to the percentage of their ownership in the limited and general common elements shall not constitute or be deemed to be a dividend or distribution of income.

ARTICLE XIII

INDEMNIFICATION

Every director and every officer of the corporation shall be indemnified by the corporation against all expenses and liabilities, including counsel fees, reasonably incurred by or imposed upon him in connection with any proceeding to which he may be a party, or in which he may become involved, by reason of his being or having been a director or officer of the corporation, or any settlement thereof, whether or not he is a director or officer at the time such expenses are incurred, except in such cases wherein the director or officer is adjudged guilty of willful misfeasance or malfeasance in the performance of his duties; provided that in the event of a settlement, the indemnification herein shall apply only when the Board of Directors approves such settlement and reimbursement as being for the best interests of the corporation. The foregoing right of indemnification shall be in addition to and not exclusive of all other rights to which such director or officer may be entitled.

We, the undersigned, being the original subscribers and incorporators of the foregoing corporation do hereby certify that the foregoing constitutes the proposed Articles of Incorporation of THE RENAISSANCE OF POMPANO BEACH, III, INC.

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WITNESS our hands and seals this 11th day of April, 1973.

THE RENAISSANCE OF POMPANO BEACH, III, INC.

By /s/ ELAINE DAWKINS (SEAL)
Elaine Dawkins - Vice President

Attest: /s/ PATRICIA GORHAM (SEAL)
Patricia Gorham - Secretary

/s/ MARY ELLEN LUCAS (SEAL)
President

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