

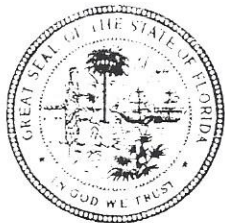
# State of Florida



Department of State

I certify that the attached is a true and correct copy of the Articles of Incorporation of THE ENVOY CONDOMINIUM ASSOCIATION, INC., a corporation not for profit organized under the Laws of the State of Florida, filed on March 21, 1980, as shown by the records of this office.

The charter number for this corporation is 751656.



CER 101 Rev. 5-79

Given under my hand and the  
Great Seal of the State of Florida,  
at Tallahassee, the Capital, this the  
24th day of March, 1980.

George Firestone  
Secretary of State

ARTICLES OF INCORPORATION  
OF  
THE ENVOY CONDOMINIUM ASSOCIATION, INC.

The undersigned subscribers, desiring to form a corporation not for profit under Chapter 617, Florida Statutes, as amended, hereby adopt the following Articles of Incorporation:

ARTICLE I

The name of the corporation shall be The Envoy Condominium Association, Inc., hereinafter referred to as the "Association".

ARTICLE II

Terms used herein shall have the meanings ascribed to them in the Declaration referred to below, unless the context indicated otherwise.

ARTICLE III

The purposes for which the Association is formed are:

- A. The specific and primary purposes are to administer, operate, manage and supervise the property and affairs of The Envoy, a condominium, located in the City of West Palm Beach, Palm Beach County, Florida.
- B. The general purposes and powers are:
  1. To promote the common good, health, safety and general welfare of all of the residents of the condominium;
  2. To exercise all of the powers and privileges and to perform all of the duties and obligations of the Association arising from the Declaration of Condominium (the "Declaration"), as amended from time to time, and recorded or to be recorded in the Public Records of Palm Beach County, Florida;
  3. To enforce applicable provisions of the Declaration, the By-Laws and the Rules and Regulations of the Association; to fix, levy, collect and enforce payment by any lawful means of all charges or assessments pursuant to the terms of the Declaration; to contract for and pay all expenses in connection with the maintenance, gardening, utilities, materials, supplies and services relating to the Common Elements (as defined in the Declaration); to employ personnel reasonably necessary for administration and control of the Condominium, including lawyers and accountants where appropriate; and to pay all office and other expenses incident to the conduct of the business of the Association, including all licenses, taxes and special assessments which are or would become a lien on any portion of the Common Elements;
  4. To have and to exercise any and all powers, rights and privileges, including the right to hold title to property, real or personal, and the right to delegate powers as permitted by law which a corporation organized under Chapter 617, Florida Statutes, may now or hereafter have or exercise.

The foregoing statement of purposes shall be construed as a statement both of purposes and of powers, and purposes and powers in each clause.

shall not be limited or restricted by reference or inference from the terms or provisions of any other clause, but shall be broadly construed as independent purposes and powers. Notwithstanding any of the above statements of purposes and powers, the Association shall not, to a substantial degree, engage in any activities or exercise any powers that are not in furtherance of the primary purposes of the Association.

ARTICLE IV

The qualifications for membership in the Association are as follows: Every person or entity who is a record owner of a fee or undivided fee interest in a unit shall be a member of the Association. Membership shall be appurtenant to and may not be separated from ownership of a unit. The Declarant, Developer, shall also be a member for a period set forth in the Declaration and the By-Laws of the Association. The manner of admission of members shall be automatic if the qualifications for membership are met.

ARTICLE V

The Association shall have perpetual existence.

ARTICLE VI

The affairs of the Association shall be managed by a Board of Directors as provided in the By-Laws, but not less than three (3) nor more than nine (9).

The names and addresses of the members of the first Board of Directors of the Association [which shall be three (3)] who shall hold office until the first election thereafter are as follows:

- |                  |  |
|------------------|--|
| Norman Ziegelman | 9401 Blind Pass Road<br>St. Petersburg Beach, Fla. |
| James Galliher   | 9401 Blind Pass Road<br>St. Petersburg Beach, Fla. |
| Elaine Galliher  | 9401 Blind Pass Road<br>St. Petersburg Beach, Fla. |

Except for the first Board of Directors and unless otherwise provided in the By-Laws or in the Declaration, Directors shall be elected by the members of the Association at the annual meeting of the membership as provided by the By-Laws of the Association, and the By-Laws may provide for the method of voting in the election and for the removal from office of Directors. Only members of the Association, or authorized representatives, officers or employees of corporate members may be Directors.

Members elected to the Board of Directors shall hold office until the next succeeding annual meeting of members, and thereafter until qualified successors are duly elected and have taken office.

If a Director elected by the general membership, shall for any reasons other than removal in accordance with Paragraph 4.2(e) of the By-Laws cease to be a Director, the remaining Directors so elected may elect a successor to fill the vacancy for the balance of the unexpired term.

ARTICLE VII

The Association shall have a President, a Vice-President, a Secretary and a Treasurer, and such other officers as the Board of Directors may from time to time elect,

The officers of the Association, in accordance with the provisions of the By-Laws, shall be elected by the Board of Directors for terms

of one (1) year and until qualified successors are duly elected and have taken office.

The names and addresses of the first officers of the Association, who shall hold office until successors are duly elected and have taken office, shall be as follows:

Norman Ziegelman	President	9401 Blind Pass Road St. Petersburg Beach, Fla.
James Galliher	Vice President	9401 Blind Pass Road St. Petersburg Beach, Fla.
Elaine Galliher	Secretary/ Treasurer	9401 Blind Pass Road St. Petersburg Beach, Fla.

ARTICLE VIII

The By-Laws of the Association may be made, altered, or rescinded at any annual meeting of the Association, or any special meeting duly called except that the initial By-Laws of the Association shall be made and adopted by the first Board of Directors.

ARTICLE IX

Amendments to these Articles of Incorporation may be proposed by a member of the Association. These Articles may be amended at any annual meeting of the Association, or at any special meeting duly called and held for such purpose on the affirmative vote of three-quarters (3/4) of the members entitled to vote at the time of such amendment; provided, however, that until the first election of the Directors by the unit owners these Articles may be amended by the vote of all the Directors.

ARTICLE X

The names and addresses of the subscribers to these Articles of Incorporation are:

Linda O. MacLaren  
411 South County Road  
Palm Beach, Florida 33480

Cynthia L. Raines  
520 Flamingo Drive  
West Palm Beach, Florida 33405

Carolyn A. Feltner  
4910 Homewood Drive  
West Palm Beach, Florida 33406

ARTICLE XI

The street address of the initial registered office of this corporation is 411 South County Road, Palm Beach, Florida 33480, and the name of the initial registered agent of this corporation at that address is Eugene W. Murphy, Jr.

IN WITNESS WHEREOF, the subscribers have hereunto set their hands this 7th day of March, 1979.

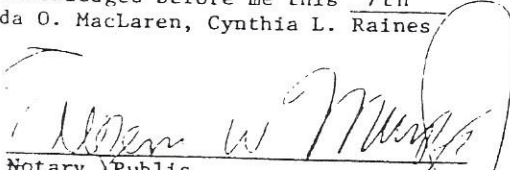
Linda O. MacLaren  
Linda O. MacLaren

Cynthia L. Raines  
Cynthia L. Raines

Carolyn A. Feltner  
Carolyn A. Feltner

STATE OF FLORIDA )  
 ) ss  
COUNTY OF PALM BEACH )

The foregoing instrument was acknowledged before me this 7th  
day of March, 1979, by Linda O. MacLaren, Cynthia L. Raines  
and Carolyn A. Feltner.

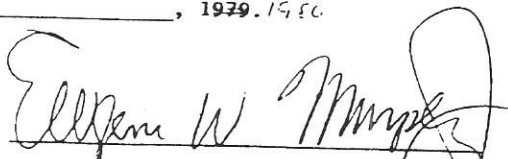
  
\_\_\_\_\_  
Notary Public

My Commission Expires:

Notary Public, State of Florida at Large  
My commission expires Mar. 12, 1980

SEAL

Eugene W. Murphy, Jr., hereby accepts his appointment of  
Resident Agent for the foregoing Association and at the address hereinbefore  
set out, this 14th day of March, 1979. 1980.

  
\_\_\_\_\_  
Eugene W. Murphy, Jr.  
Resident Agent  
411 South County Road  
Palm Beach, Florida 33480