

Coming Fall of 2024

Standard Document Package



Standard Document Package

COOCVE Committee:

- Donna Capobianco
 - COOCVE Pres
 - Cambridge AC
 - CD
- Judith Stagliano
 - COOCVE Secretary
 - Pres Keswick C
 - Keswick AVC
 - CD
- Joyce Wirch
 - Treas & Sec Oakridge V
 - CD



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Law Firm:

- **Kaye, Bender, Renbaum (KBR)**



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Phase 1. COOCVE Creation & Preparation

- Mar-June Committee prepared draft of Declaration of Condominium, Articles of Incorporation, By-Laws.
- July-Sept Committee finalizes drafts with Attorney.
- Attorney completes 2 RE-STATED sets of documents to distribute by end of October.
 - Rental
 - Non-Rental

MAXIMUM COST TO COOCVE \$11,000

50 yrs old

C.V.E.
OFFERING CIRCULAR
6
Century Village

PART 3
Purchaser should consult Part 1 which contains the
Offering Plan and Part 2 which contains schedules to
the offering plan. Parts 1, 2 and 3 consist of three
separately bound volumes which together constitute
the entire plan.
Century Village is a centrally located residential
development in Broward County, Florida 33441
developed by Century Village, Inc.
Century Village, Inc.
Century Village, Inc.
Century Village, Inc.

ORAL REPRESENTATIONS CANNOT BE
RELIED UPON AS CORRECTLY STAT-
ING THE REPRESENTATIONS OF THE
DEVELOPER. FOR CORRECT REPRE-
SENTATIONS REFERENCE SHOULD BE
MADE TO THIS OFFERING CIRCULAR
AND ITS EXHIBITS.

NEW Re-Stated

AMENDED AND RESTATED DECLARATION OF CONDOMINIUM OF
RESIEWIC "B" CONDOMINIUM ASSOCIATION, INC.
SUBSTANTIAL REVISIONS OF DECLARATION OF CONDOMINIUM

RECALLS

is a Declaration of Condominium recorded in Official Records Book 2507, Page 159 of 415 of
the Public Records of Broward County, Florida on August 27, 1974. Pursuant to the "Original
Declaration" the Condominium Developer, Century Village, Inc., a Florida corporation, and
Broward Condominium Association, Inc., a Florida corporation, are the owners of the
Broward County, Florida, more particularly described in the Survey Exhibit attached to the
Original Declaration as Exhibit 1, which is incorporated herein by reference, and attached to
this Amended and Restated Declaration of Condominium as Exhibit 1.

The Condominium Property includes that property, real and personal, which is owned, leased
by or dedicated to the Association for the use and benefit of its members, and further including
all improvements, assessments and rights appurtenant thereto intended for use in connection
with the Condominium.

Said Original Declaration was subsequently supplemented and/or amended as follows:

Amendment to Declaration of Condominium of Keswick "B" Condominium Association, Inc.
recorded in O.R. Book 10195, Pages 164-166 on March 19, 1982, in the Official Records of Broward
County, Florida;

Amendment to Declaration of Condominium of Keswick "B" Condominium Association, Inc.
recorded in O.R. Book 18269, Pages 613-616 on April 3, 1991, in the Official Records of Broward
County, Florida.

The submission of the land to the Condominium form of ownership pursuant to the Original
Declaration as amended from time to time, is and will remain effective. By adoption of this
Amended and Restated Declaration of Condominium (hereinafter the terms "Declaration" and
"Amended and Restated Declaration of Condominium" shall be used interchangeably and shall
refer to this Amended and Restated Declaration of Condominium and its Exhibits in their entirety. By adoption of this Amended and
Restated Declaration of Condominium and its Exhibits in their entirety, the Association Members
hereby adopt certain amendments to the Declaration of Condominium and hereby restate the
Restated Declaration of Condominium, the Members of the Association ratify governance of
the Property described above and in Exhibit 1 of the Original Declaration and Exhibit 1 hereto
under the Condominium form of ownership and the provisions of the Condominium Act, Florida
Statutes Chapter 718, as same may be amended and/or renumbered from time to time.

1. PURPOSE: NAME AND ADDRESS: LEGAL DESCRIPTION: EFFECT.

1.1 PURPOSE. The purpose of this Declaration is to submit the lands and

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Phase 2: ASSOCIATION Pre-Membership Vote

1. Board requests COOCVE send STANDARD DOCUMENT PACKAGE.
2. Board sends “VOTE TO PROCEED” Minutes to COOCVE.
3. Attorney sends Board retainer agreement to sign and return with check for FLAT LEGAL FEE.

No current attorney relationship impact.

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Phase 2: ASSOCIATION Pre-Membership Vote

4. Attorney obtains association's current docs.
5. Personalizes your new documents. **NOT CUSTOMIZES.**
6. Approx. three weeks from receipt of retainer & check, association receives completed, personalized package.
7. Includes Member cover letter.

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Phase 3: ASSOCIATION Membership Affirmative Vote

1. Members vote to accept the RE-STATED documents.
2. Board contacts attorney for Broward/State recording & filing fee total. **Broward cost depends on # of pages.**
3. Board sends attorney check for recording & filing fee.

OUTSIDE OF PACKAGE

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Phase 3: ASSOCIATION Membership Affirmative Vote

4. Attorney electronically files with Broward and State.
5. Once recorded, attorney emails document package to association for distribution to its members.
6. You are are all done!



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1. Board requests COOCVE send STANDARD DOCUMENT PACKAGE.
2. Attorney obtains association's current docs.
3. Attorney PERSONALIZES your documents.
4. Attorney emails personalized documents to board.
5. Attorney includes Member COVER LETTER.
6. Attorney sends documents to Broward & files Articles with State.
7. Attorney emails recorded package to Board.

\$1,500



Standard Document Package

FLAT LEGAL COST TO ASSOCIATION

\$1,500

**Broward & State Recording
& Filing Fees 100 Pages**

\$900



Broward recording fees 100 pgs	
Page 1 @ \$10 + \$6.30 processing fee	\$ 16.30
Pgs 2-100 @ \$8.50	\$ 841.50
State Filing Articles of Incorporation	\$ 43.75
Broward + State Recording & Filing Fees	\$ 901.55
FLAT LEGAL PKG RATE	\$1,500.00
Email/mail a few before meeting	\$ 50.00
Attorney at meeting \$275 hr + travel	\$ 400.00
Email/mail a few upon vote	\$ 50.00
Other OPTIONAL fees	\$ 500.00
WORST CASE ESTIMATE	\$2,901.55

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**Under
\$3,000**

