

ARTICLES OF INCORPORATION
OF
CRYSTAL COURT MANOR NO. 15 CONDOMINIUM, INC.

WE, the undersigned, hereby associate ourselves together for the purpose of forming a non-profit corporation under the laws of the State of Florida, pursuant to Florida Statutes 617, Et. Seq., and certify as follows:

ARTICLE I.

The name of this Corporation shall be:
CRYSTAL COURT MANOR NO. 15 CONDOMINIUM, INC.

ARTICLE II.

The general purpose of this non-profit corporation shall be as follows: To be the "Association" (as defined in the Condominium Act of the State of Florida, F. S. 711, Et. Seq.) for the condominium property that will be erected on the following described real property in Broward County, Florida: Commencing at the Southeast corner of the East one-half of the East one-half of the Northwest one-quarter of the Southwest one-quarter of Section 11, Township 51 South, Range 42 East, thence North $0^{\circ} 02' 06''$ East along the East line of said East one-half a distance of 1064.54 feet, thence due West 16.00 feet to the Point of Beginning; thence continue due West 127.60 feet, thence due North 236.19 feet to a point that is 25.04 feet South of the North line of said East one-half, thence Easterly and parallel with the said North line of said East one-half a distance of 127.94 feet, thence South $0^{\circ} 02' 06''$ West a distance of 243.21 feet to the point of beginning. and as such Association, to operate and administer said Condominium, and carry out the functions and duties of said Condominium, as set forth in the Declaration of Condominium established for said Condominium.

ARTICLE III.

All persons who are owners of condominium parcels within said condominium property shall automatically be members of this Corporation. Such membership shall automatically terminate when such person is no long-

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ARTICLE III.

All persons who are owners of condominium parcels within said condominium property shall automatically be members of this Corporation. Such membership shall automatically terminate when such person is no longer the owner of a condominium parcel. Membership in this Corporation shall be limited to such condominium parcel owners.

Subject to the foregoing, admission to and termination of membership shall be governed by the Declaration of Condominium that shall be filed for said condominium property among the Public Records of Broward County,

ARTICLE IV.

This Corporation shall have perpetual existence.

ARTICLE V.

The names and residences of the Subscribers to these Articles of Incorporation are as follows:

HERMAN H. JOHN	1354 N. 12th Ct., Hollywood, Fla.
JUDITH WHITE	4800 Hayes Circle, Hollywood, Fla.
EUGENE A. WHITE	4800 Hayes Circle, Hollywood, Fla.

ARTICLE VI.

Section 1. The affairs of the Corporation shall be managed and governed by a Board of Directors composed of not less than three (3) nor more than the number specified by the By-Laws, and in the exact number of persons as specified in said By-Laws. The Directors, subsequent to the first Board of Directors, shall be elected at the annual meeting of the membership, for a term of one (1) year, or until their successors shall be elected and shall qualify. Provisions for such election, and provisions respecting the removal, disqualification and resignation of Directors, and for filling vacancies on the Directorate, shall be established by the By-Laws.

Section 2. The principal Officers of the Corporation shall be

President
Vice President
Secretary
Treasurer

(the last two officers may be combined), who shall be elected from time to time, in the manner set forth in the By-Laws adopted by the Corporation.

ARTICLE VII.

The names of the Officers who are to serve until the first election of Officers, pursuant to the terms of the Declaration of Condominium and By-Laws, are as follows:

HERMAN H. SOHN 1354 N. 12th Ct., Hollywood, Fla.
JUDITH WHITE 4800 Hayes Circle, Hollywood, Fla.
EUGENE A. WHITE 4800 Hayes Circle, Hollywood, Fla.

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Section 2. The principal Officers of the Corporation shall be:

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(the last two officers may be combined), who shall be elected from time to time, in the manner set forth in the By-Laws adopted by the Corporation.

ARTICLE VII.

The names of the Officers who are to serve until the first election of Officers, pursuant to the terms of the Declaration of Condominium and By-Laws, are as follows:

HERMAN H. SOHN President
JUDITH WHITE Vice President
EUGENE A. WHITE Secretary-Treasurer

ARTICLE VIII.

The following persons shall constitute the first Board of Directors and shall serve until the first election of the Board of Directors at the

Name	Address
HEFMAN H. SOHN	1354 No. 12th Ct., Hollywood, Fla.
JUDITH WHITE	4800 Hayes Circle, Hollywood, Fla.
EUGENE A. WHITE	4800 Hayes Circle, Hollywood, Fla.

ARTICLE IX.

The By-Laws of the Corporation shall initially be made and adopted by its first Board of Directors.

Prior to the time the property described in Article II above has been submitted to condominium ownership by the filing of the Declaration of Condominium, said first Board of Directors shall have full power to amend, alter or rescind said By-Laws by a majority vote.

After the property described in Article II has been submitted to condominium ownership by the filing of Declaration of Condominium, the By-Laws may be amended, altered, supplemented or modified by the membership at the annual meeting, or at a duly convened special meeting of the membership, attended by a majority of the membership, by vote, as follows:

- A. If the proposed change to the By-Laws has received the unanimous approval of the Board of Directors, then it shall require only a majority vote of the membership to be adopted .
- B. If the proposed change has not been approved by the unanimous vote of the Board of Directors, then the proposed change must be approved by a three quarter (3/4) vote of the membership,

provided, however, that (1) prior to the first annual meeting of the member-

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- A. If the proposed change to the By-Laws has received the unanimous approval of the Board of Directors, then it shall require only a majority vote of the membership to be adopted .
- B. If the proposed change has not been approved by the unanimous vote of the Board of Directors, then the proposed change must be approved by a three quarter (3/4) vote of the membership,

provided, however, that (1) prior to the first annual meeting of the membership, the By-Laws may not be amended without a prior resolution requesting said amendment by the Board of Directors; (2) subsequent to the first annual meeting of the membership, the By-Laws may not be amended without the approval of the Board of Directors, unless the proposed amendment shall be filed in writing with the Secretary or President, not less than ten (10) days prior to the membership meeting at which such amendment is to

ARTICLE X.

Amendments to these Articles of Incorporation may be proposed by any member or director, and shall be adopted in the same manner as is provided for the amendment of the By-Laws, as set forth in Article IX above. Said amendment(s) shall be effective when a copy thereof, together with an attached certificate of its approval by the membership, sealed with the Corporate Seal, signed by the Secretary or an Assistant Secretary, and executed and acknowledged by the President or Vice President, has been filed with the Secretary of State, and all filing fees paid.

ARTICLE XI.

This Corporation shall have all of the powers set forth in Florida Statute 617.021, all of the powers set forth in the Condominium Act of the State of Florida, and all powers granted to it by the Declaration of Condominium and Exhibits annexed thereto.

ARTICLE XII.

There shall be no dividends paid to any of the members, nor shall any part of the income of the corporation be distributed to its Board of Directors or Officers. In the event there are any excess receipts over disbursements, as a result of performing services, such excess shall be applied against future expenses, etc. The Corporation may pay compensation in a reasonable amount to its members, directors and officers, for services rendered, may confer benefits upon its members in conformity with its purposes, and upon dissolution or final liquidation, may make distribution to its members as is permitted by the Court having jurisdiction thereof, and no such payment, benefit or distribution shall be deemed to be a dividend or distribution of income.

This Corporation shall issue no shares of stock of any kind or

together with an attached certificate of its approval by the membership, sealed with the Corporate Seal, signed by the Secretary or an Assistant Secretary, and executed and acknowledged by the President or Vice President, has been filed with the Secretary of State, and all filing fees paid.

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This Corporation shall issue no shares of stock of any kind or nature whatsoever. Membership in the Corporation and the transfer thereof, as well as the number of members, shall be upon such terms and conditions as provided for in the Declaration of Condominium and By-Laws. The voting rights of the owners of parcels in said condominium property shall be as set forth in the Declaration of Condominium and/or By-Laws.

IN WITNESS WHEREOF, the Subscribers hereto have hereunto

JUDITH WHITE

EUGENE A. WHITE (Seal)

STATE OF FLORIDA)
) ss:
COUNTY OF BROWARD)

BEFORE ME, the undersigned authority, personally appeared
HERMAN H. SOHN
JUDITH WHITE
EUGENE A. WHITE

who after being by me duly sworn, acknowledged that they executed the fore-
going Articles of Incorporation of **CRYSTAL COURT MANOR NO. 15**
CONDOMINIUM, INC. for the purposes therein expressed.

IN WITNESS WHEREOF, I have hereunto set my hand and offi-
cial seal, at Hollywood, Broward County, Florida, this _____ day of
June, 1969.

NOTARY PUBLIC
State of Florida at Large

My commission expires:
