



Department of State

*I certify that the attached is a true and correct copy of the Articles
of Incorporation of*

THE CROSSINGS OF BOYNTON BEACH CONDOMINIUM ASSOCIATION, INC.

*a corporation organized under the Laws of the State of Florida,
filed on August 16, 1983.*

The charter number for this corporation is 769861.

GIVEN under my hand and the
Great Seal of the State of Florida,
at Tallahassee, the Capital, this the
16th day of August, 1983.

George Firestone
Secretary of State

ARTICLES OF INCORPORATION

OF

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THE CROSSINGS OF BOYNTON BEACH CONDOMINIUM ASSOCIATION, INC.

TALLAHASSEE, FLORIDA

A Corporation Not For Profit

1. NAME AND PLACE OF BUSINESS. The name of the corporation is THE CROSSINGS OF BOYNTON BEACH CONDOMINIUM ASSOCIATION, INC. The place of business shall be Federal Highway and N.E. 22nd Avenue, Boynton Beach, Florida 33435.

2. PURPOSE. The corporation is organized as a corporation not for profit under the laws of Florida to provide an entity responsible for the operation of THE CROSSINGS OF BOYNTON BEACH, A CONDOMINIUM, according to the Declaration of Condominium thereof now or hereafter recorded in the Public Records of Palm Beach County, Florida, with respect to certain lands in Palm Beach County, Florida.

3. QUALIFICATION OF MEMBERS AND MANNER OF THEIR ADMISSION. The members of this corporation shall constitute all of the record owners of condominium parcels of THE CROSSINGS OF BOYNTON BEACH, A CONDOMINIUM. After receiving the approval of the corporation, as required under the Declaration, change of membership in this corporation shall be established by recording in the Public Records of Palm Beach County, Florida, a deed or other instrument establishing record title to a condominium parcel and the delivery to the corporation of a certified copy of such instrument. The grantee designated by such instrument thereby shall become a member of the corporation; and the membership of the grantor thereby shall terminate.

4. TERM. The existence of the corporation shall be perpetual unless THE CROSSINGS OF BOYNTON BEACH, A CONDOMINIUM is terminated and in the event of such termination, the corporation shall be dissolved in accordance with law.

5. NAMES AND RESIDENCES OF INCORPORATORS. The names and residences of the incorporators to these Articles of Incorporation are:

JEROME BLAIR 717-3 N.E. 12th Terrace
Boynton Beach, Florida 33435

ROBERT E. HAMILTON 1700 N.W. 2nd Avenue
Delray Beach, Florida 33444

MICHAEL M. LISTICK 616 East Atlantic Avenue
Delray Beach, Florida 33444

6. DIRECTORS AND OFFICERS. The affairs of the Association shall be managed by its Board of Directors. The officers of the corporation shall be a President, Vice President, Treasurer and Secretary (Assistant Secretary, optional) which officers shall be elected annually by the Board of Directors. The directors and officers may lawfully and properly exercise the powers set forth in Section 11, notwithstanding the fact that some or all of them who may be directly or indirectly involved in the exercise of such powers and if the negotiation and/or consummation of agreements executed pursuant to such powers are some or all of the persons with whom the corporation enters into such agreements or who own some or all of the propriety interest in the entity or entities with whom the corporation enter into such agreements; and all such agreements shall be presumed conclusively to have been made and entered by the directors and officers of the corporation in the valid exercise of their lawful powers.

7. NAMES OF OFFICERS. The names of the officers who serve until the first election or appointment are as follows:

PRESIDENT ROBERT E. HAMILTON

VICE PRESIDENT JEROME BLAIR

SECRETARY/TREASURER MICHAEL M. LISTICK

8. BOARD OF DIRECTORS. The Board of Directors shall consist of three (3) persons initially and the names and addresses of the persons who are to serve as such until the first election thereof are as follows:

JEROME BLAIR 717-3 N.E. 12th Terrace
Boynton Beach, Florida 33435

ROBERT E. HAMILTON 1700 N.W. 2nd Avenue
Delray Beach, Florida 33444

MICHAEL M. LISTICK 616 East Atlantic Avenue
Delray Beach, Florida 33444

9. BY-LAWS. The original By-Laws shall be made by the Board of Directors and/or declared under the Declaration of Condominium. The same may thereafter be amended, altered or rescinded only with the approval of not less than a majority of the board of directors and not less than seventy-five percent (75%) of the members of the corporation.

10. AMENDMENTS. These Articles of Incorporation may be amended only with the approval of not less than a majority of the Board of Directors and not less than seventy-five percent (75%) of the members of the corporation.

11. POWERS. The corporation shall have all of the following powers:

a. All of the powers now or hereafter conferred upon corporations not for profit under the laws of Florida are not repugnant to any of the provisions of the Florida Condominium Act or these Articles of Incorporation.

b. All of the powers of an Association, as set forth in the Florida Condominium Act.

c. To acquire and enter into agreements whereby it acquires land, leaseholds, memberships or other possessory or use interests in lands or facilities including but not limited to country clubs, golf courses, marinas and other recreational facilities, whether or not contiguous to the lands of the Condominiums, intended to provide for the enjoyment, recreation or other use or benefit of the unit owners.

d. To contract with a third party for the management of the Condominiums and to delegate to the contractor all powers and duties of this corporation except such as are specifically required by the Declaration and/or the By-Laws to have the approval of the Board of Directors or the membership of the corporation.

e. To acquire by purchase or otherwise condominium parcels of the Condominium subject nevertheless to the provisions of the applicable Declarations and/or By-Laws.

f. To operate and manage THE CROSSINGS OF BOYNTON BEACH, A CONDOMINIUM in accordance with the sense, meaning, direction, purpose and intent of the Declaration as the same may from time to time be amended and to otherwise perform, fulfill and exercise the powers, privileges, options, rights, duties,

obligations and responsibilities entrusted to or delegated to by the Declaration and/or By-Laws.

12. INITIAL REGISTERED OFFICE AND AGENT: The street address of the initial registered office of the corporation is Federal Highway and N.E. 22nd Avenue, Boynton Beach, Florida 33435. The Resident Agent of the Corporation shall be MICHAEL M. LISTICK, whose address as Resident Agent is: 616 East Atlantic Avenue, Delray Beach, Florida 33444.

WE, the undersigned, being each of the subscribers hereto, do hereby subscribe to these Articles of Incorporation and In Witness Whereof, we have hereunto set our hands and seals this 12th day of August, 1983.

Jerome Blair
JEROME BLAIR

(SEAL)

Robert E. Hamilton
ROBERT E. HAMILTON

(SEAL)

Michael M. Listick
MICHAEL M. LISTICK

(SEAL)

STATE OF FLORIDA)

COUNTY OF PALM BEACH)

I HEREBY CERTIFY that on this day, before me personally appeared JEROME BLAIR, to me known to be the person described in and who executed the foregoing Articles of Incorporation and he acknowledged before me that he executed the same.

WITNESS my hand and official seal in the County and State aforesaid the 12th day of August, 1983.

Robin J. Brickley
NOTARY PUBLIC, STATE OF FLORIDA

MY COMMISSION EXPIRES:

My Commission Expires April 13, 1987
Bounded This Day Falsely Insurance, Inc.

STATE OF FLORIDA)

COUNTY OF PALM BEACH)

I HEREBY CERTIFY that on this day, before me personally appeared ROBERT E. HAMILTON, to me known to be the person described in and who executed the foregoing Articles of Incorporation and he acknowledged before me that he executed same.

WITNESS my hand and official seal in the County and State aforesaid the 12th day of August, 1983.

Robin J. Brickley
NOTARY PUBLIC, STATE OF FLORIDA

MY COMMISSION EXPIRES:

My Commission Expires April 13, 1987
Bounded This Day Falsely Insurance, Inc.

STATE OF FLORIDA)

COUNTY OF PALM BEACH)

I HEREBY CERTIFY that on this day, before me pers^t appeared MICHAEL M. LISTICK, to me known to be the person descri^d in and who executed the foregoing Articles of Incorporation he acknowledged before me that he executed same.

WITNESS my hand and official seal in the County and State aforesaid the 13th day of August, 1983.

Robin J. Buckley
NOTARY PUBLIC, STATE OF FLORIDA

Notary Public, State of Florida

MY COMMISSION EXPIRES: My Commission Expires April 13, 1987
Revised from 1983 State Bar of Florida, Inc.

ACKNOWLEDGMENT

Having been named to accept service of process for the above stated corporation, at the place designated in this Certificate, I hereby accept to act in this capacity, and agree to comply with the provisions of law relative to keeping open such office.

Michael M. Listick
MICHAEL M. LISTICK, AS REGISTERED
AGENT