

FILED  
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DEPARTMENT OF STATE  
TALLAHASSEE, FLORIDA

ARTICLES OF INCORPORATION  
OF  
ASSOCIATION OF GREENBRIER CONDOMINIUMS, INC.

WE, THE UNDERSIGNED, hereby associate ourselves together for the purposes of becoming incorporated and effecting a corporation NOT FOR PROFIT under Chapter 617 of the Florida Statutes of 1974, the Laws of the State of Florida and propose this following charter:

ARTICLE I

CORPORATE NAME

The name of the corporation shall be ASSOCIATION OF GREENBRIER CONDOMINIUMS, INC. For convenience the corporation shall be referred to in this instrument as the Association.

ARTICLE II

PURPOSES

2.1 The Association will be the legal agency of the Greenbrier Condominium Associations A, B, and C, that will administer all the common areas, or elements, which includes, but is not limited to: the pool, saunas, pavilion, putting area, the lawns, shrubbery, roadways within the Greenbrier confines, etc. The ASSOCIATION will be the business organization of the common areas, and all activities requiring the use of such common areas will be under the control of the ASSOCIATION. Permission for the use of any of the common areas must be obtained from the Board of Directors of the Association, which will not unreasonably be withheld.

2.2 The Association is organized for the purpose of managing and administering the common areas or elements of the Greenbrier area. This is the area referred to in the Declarations of Condominium establishing the condominiums known as Greenbrier A, Greenbrier B, and Greenbrier C, wherein each of the three Condominiums possesses a one-third (1/3) interest in the above mentioned common elements or areas.

2.3 To promote the educational, cultural, recreational, social activities and enjoyment of life of the residents of Greenbrier Condominiums, A, B and C, and any other lawful purpose.

ARTICLE III

POWERS

The powers of the Association shall include and be governed by the following provisions:

3.1 The Association shall have all of the common-law and statutory powers of a corporation not for profit not in conflict with the terms of these Articles.

3.2 The Association shall have all of the powers and duties set forth in the Condominium Act except as limited by these Articles and the Declaration of Condominium of Greenbrier Condominiums A, B and C, and all of the powers and duties reasonably necessary to operate the common areas and elements.

a. To make and collect assessments against members as apartment owners to defray the costs, expenses and losses of the Association.

b. To use the proceeds of assessments in the exercise of its powers and duties.

c. The maintenance, repair, replacement and operation of the common condominium's property.

d. The purchase of insurance upon the common elements of the condominium's property and insurance for the protection of the Associations and their members as apartment owners.

e. The reconstruction of improvements after casualty and the further improvement of the property.

f. To make and amend reasonable regulations respecting the use of the common elements or areas provided, however, that all such regulations and their amendments shall be approved by not less than 75% of the votes of the Board of Directors of this Association before such shall become effective.

ARTICLE IV

TERM OF EXISTENCE

The term of existence for which this corporation is incorporated is perpetual.

ARTICLE V

MEMBERSHIP

5.1 The members of the Association shall consist of the Presidents and Vice Presidents and a member from each of the Board of Directors of the Condominium Associations of Greenbrier A, B and C. The President each of the Condominium Association of Greenbrier A, B and C shall appoint the member of his Association's Board of Directors to be the member of this Association.

5.2 The members shall continue their membership in the Association as long as they continue in the office of President or Vice-President of their respective Associations or are the appointee of the President from the Board of Directors of their respective Association or as otherwise provided by their Association's By-Laws.

5.3 Each Condominium Association of Greenbrier A, B and C shall have equal representation in membership.

ARTICLE VI

NAMES AND RESIDENCES OF SUBSCRIBERS

The names and residences of the subscribers are as follows:

1. Nathan N. Zimmerman  
301 B Greenbrier  
West Palm Beach, Florida 33409
2. Frank Blume  
106 B Greenbrier  
West Palm Beach, Florida 33409
3. Nathan Rudner  
104 B Greenbrier  
West Palm Beach, Florida 33409
4. George Columbus  
105 C Greenbrier  
West Palm Beach, Florida 33409
5. Louis Hayes  
309 C Greenbrier  
West Palm Beach, Florida 33409

6. Samuel Platt  
209 C Greenbrier  
West Palm Beach, Florida 33409
7. Ted S. Wallace  
409 A Greenbrier  
West Palm Beach, Florida 33409
8. Irving L. Russakow  
412 A Greenbrier  
West Palm Beach, Florida 33409

ARTICLE VII

CORPORATE MANAGEMENT

The executive officers of the Association shall be a President, who shall also be a Director of the Association, a Vice-President, who shall also be a Director of the Association, a Treasurer, a Secretary, and, if desired by the Board, an Assistant Secretary. The Treasurer, Secretary, and Assistant Secretary need not necessarily be Directors of the Association. All of the above listed officers shall be elected by the Board of Directors of the Association. The above officers shall serve until their successors are elected and qualified. The Board of Directors of the Association may, from time to time, elect such other officers and designate duties as the Board shall find to be required to manage the affairs of the Association.

ARTICLE VIII

SPECIFIC NAMES OF OFFICERS

The following are officers who will serve until their successors are elected under these Articles of Incorporation:

President:	GEORGE COLUMBUS 105 C Greenbrier West Palm Beach, Florida 33409
Vice-President:	IRVING L. RUSSAKOW 412 A Greenbrier West Palm Beach, Florida 33409
Secretary:	NATHAN N. ZIMMERMAN 301 B Greenbrier West Palm Beach, Florida 33409
Treasurer:	LOUIS HAYES 309 C Greenbrier West Palm Beach, Florida 33409

ARTICLE IX

DIRECTORS

This corporation shall have nine (9) directors initially, whose names and addresses are as follows:

<u>NAMES</u>	<u>ADDRESSES</u>
NATHAN N. ZIMMERMAN	301 B Greenbrier West Palm Beach, Florida 33409
FRANK BLUME	106 B Greenbrier West Palm Beach, Florida 33409
NATHAN RUDNER	104 B Greenbrier West Palm Beach, Florida 33409
GEORGE COLUMBUS	105 C Greenbrier West Palm Beach, Florida 33409
LOUIS HAYES	309 C Greenbrier West Palm Beach, Florida 33409
SAMUEL PLATT	209 C Greenbrier West Palm Beach, Florida 33409
JOSEPH RAM	206 A Greenbrier West Palm Beach, Florida 33409
TED S. WALLACE	409 A Greenbrier West Palm Beach, Florida 33409
IRVING L. RUSSAKOW	412 A Greenbrier West Palm Beach, Florida 33409

The number of directors may be increased or diminished from time to time by the By-Laws adopted by the members but shall never be less than three (3) nor more than nine (9).

The above-named directors shall serve until their successors are elected or appointed as provided by the By-Laws.

ARTICLE X

AMENDMENTS TO ARTICLES OF INCORPORATION

These Articles of Incorporation may be amended by amendment proposed by the Board of Directors, and approved by a majority of the

general membership at a regularly called general meeting of the membership of the Association, said amendments being a subject of the acceptance and approval of the Secretary of State of the State of Florida.

ARTICLE XI

BY - LAWS

11.1 Members of the corporation shall have the right and power to make, appoint or rescind the By-Laws of the corporation in the manner and method prescribed in and by said By-Laws and have authorization to make By-Laws for and governing the business of the corporation.

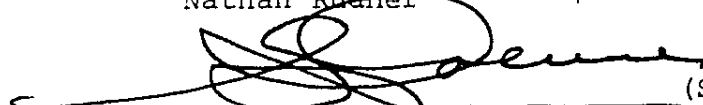
11.2 For the purposes of adopting an initial set of By-Laws, a quorum of the membership shall consist of 75% of the membership and acts approved by a majority of the membership shall constitute the acts of the membership.

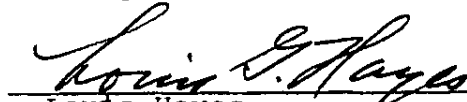
IN WITNESS WHEREOF, the above-named subscribers have herein subscribed their names and affixed their seals at West Palm Beach, Palm Beach County, Florida, this 4<sup>th</sup> day of February, A.D., 1975.


  
\_\_\_\_\_  
Nathan N. Zimmerman (SEAL)

  
\_\_\_\_\_  
Frank Blume (SEAL)

  
\_\_\_\_\_  
Nathan Ruemer (SEAL)

  
\_\_\_\_\_  
George Columbus (SEAL)

  
\_\_\_\_\_  
Louis Hayes (SEAL)

  
\_\_\_\_\_  
Samuel Platt (SEAL)

Ted S. Wallace (SEAL)  
Ted S. Wallace

Irving L. Russakow (SEAL)  
Irving L. Russakow

STATE OF FLORIDA

COUNTY OF PALM BEACH

Personally appeared before me, NATHAN N. ZIMMERMAN, FRANK BLUME, NATHAN RUDNER, GEORGE COLUMBUS, LOUIS HAYES, SAMUEL PLATT, TED S. WALLACE and IRVING L. RUSSAKOW, to me well known, who being duly cautioned and put upon oath did depose and say that they subscribed to the foregoing Articles of Incorporation of ASSOCIATION OF GREENBRIER CONDOMINIUMS, INC., in compliance with Chapter 617, Florida Statutes of 1974, on this 4<sup>th</sup> day of February, A.D. 1975.

George S. Okell, Jr.  
Notary Public, State of  
Florida at Large

My commission expires:

NOTARY PUBLIC STATE OF FLORIDA AT LARGE  
MY COMMISSION EXPIRES MAY 22, 1975  
GENERAL INSURANCE UNDERWRITERS, INC.

Prepared by:  
George S. Okell, Jr.  
326 Pan-A Building  
West Palm Beach, Florida  
33401  
832-5651

Recorded in U N Book B  
Record verified  
Palm Beach County, Fla.  
John S. Dunkle  
Clerk Circuit Court

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