

ARTICLES OF INCORPORATION
THE FAIRWAYS OF BREVARD ASSOCIATION #1, INC.
a condominium association
(a corporation not for profit)

The undersigned, have this day voluntarily associated themselves together for the purpose of forming a corporation not for profit and do hereby certify:

ARTICLE I

The name of the corporation is **THE FAIRWAYS OF BREVARD ASSOCIATION #1, INC.**, a condominium association, hereafter called the "Association".

ARTICLE II

The principal office of the Association is located at 555 Fort Malabar Boulevard, Palm Bay, Florida.

ARTICLE III PURPOSE AND POWERS OF THE ASSOCIATION

This Association does not contemplate pecuniary gain or profit to the members thereof, and the specific purposes for which it is formed are to provide for maintenance, preservation and architectural control of the residence units and Common Area within that certain tract of property more particularly described in Schedule A annexed hereto and to promote the health, safety and welfare of the residents within the above-described property and any additions thereto as may hereafter be brought within the jurisdiction of this Association for this purpose to:

(a) exercise all of the powers and privileges and to perform all of the duties and obligations of the Association as set forth in that certain Declaration of Covenants, Conditions and Restrictions, hereinafter called the "Declaration", applicable to the property and recorded in Official Records Book 1277, Page 1, and amended in Official Records Book 1379, Page 13 of the public records of Brevard County, Florida, and as

the same may be amended from time to time as therein provided, said Declaration being incorporated herein by reference;

(b) fix, levy, collect and enforce payment by any lawful means, all charges or assessments pursuant to the terms of the Declaration; to pay all expenses in connection therewith and all office and other expenses incident to the conduct of the business of the Association, including all licenses, taxes or governmental charges levied or imposed against the property of the Association;

(c) acquire (by gift, purchase or otherwise), own, hold, improve, build upon, operate, maintain, convey, sell, lease, transfer, dedicate for public use or otherwise dispose of real or personal property in connection with the affairs of the Association;

(d) dedicate, sell or transfer all or any part of the Common Area to any public agency, authority, or utility for such purposes and subject to such conditions as may be agreed to by the members.

(e) participate in mergers and consolidations with other non-profit corporations organized for the same purposes or annex additional residential property and Common Area, provided that any such merger, consolidation or annexation shall have the assent of two-thirds (2/3) of each class of members;

(f) have and to exercise any and all powers, rights and privileges which a corporation organized under the Non-Profit Corporation Law of the State of Florida by law now or hereafter have or exercise.

ARTICLE IV

The name and residences of the subscribers to these articles are:

H.E. POTTER	50-E Southgate Boulevard, Melbourne, Florida
B. JO ANN POTTER	50-E Southgate Boulevard, Melbourne, Florida
WILLIAM C. POTTER	703 East New Haven Avenue, Melbourne, Florida
DENNIS CLIFFE	813 Orange Avenue, Melbourne, Florida
POLLY M. HARPER	703 East New Haven Avenue, Melbourne, Florida

ARTICLE V

MEMBERSHIP

Every person or entity who is a record owner of a fee or undivided fee interest in any unit which is subject by covenants of record to assessment by the Association shall be a member of the Association. The foregoing is not intended to include persons or entities who hold an interest merely as security for the performance of an obligation. Membership shall be appurtenant to and may not be separated from ownership of any unit which is subject to assessment by the Association. Where title to a condominium unit is vested in two or more persons, such co-ownership shall be entitled to only one vote per unit so owned by them.

ARTICLE VI

BOARD OF DIRECTORS

The affairs of this Association shall be managed by a Board of Directors of at least five (5), who shall be members of the Association. The number of directors may be changed by amendment of the By-Laws of the Association. The names and addresses of the persons who are to act in the capacity of directors until the selection of their successors are:

H.E. POTTER	50-E Southgate Boulevard, Melbourne, Florida
B. JO ANN POTTER	50-E Southgate Boulevard, Melbourne, Florida
WILLIAM C. POTTER	703 East New Haven Avenue, Melbourne, Florida
DENNIS CLIFFE	813 Orange Avenue, Melbourne, Florida
POLLY M. HARPER	703 East New Haven Avenue, Melbourne, Florida

At the first annual meeting the members shall elect two directors for a term of five years, two directors for a term of four years and one director for a term of three years; and at the expiration of each initial term of each director, his successor shall be elected for a term of three years.

ARTICLE VII

OFFICERS

Section 1.

The officers of the corporation shall be a President, a Secretary, a Treasurer, and such other officers as may be provided in the By-Laws.

Section 2.

The names of the persons who are to serve as officers of the corporation until the first meeting of the Board of Directors are:

Office

Name

President

H.E. POTTER

Secretary

B. JO ANN POTTER

Treasurer

DENNIS R. CLIFFE

Section 3.

The officers shall be elected at the annual meeting of the Board of Directors or as provided in the By-Laws.

ARTICLE VIII BY-LAWS

The by-laws of the corporation shall be made, altered or rescinded by a majority of the Board of Directors at any regular or special meeting of the Board.

ARTICLE X DURATION

The corporation shall exist perpetually.

ARTICLE XI AMENDMENTS

Amendment of these Articles shall require the assent of 75 percent (75%) of the entire membership. Any member of the corporation may propose such an amendment.

IN WITNESS WHEREOF, for the purpose of forming this corporation under the laws of the State of Florida, we, the undersigned, constituting the incorporators of this Association, have executed these Articles of Incorporation this 23 day of January, 1974.

H.E. Potter
H.E. Potter
B. Jo Ann Potter
B. Jo Ann Potter
William C. Potter
William C. Potter
Dennis R. Cliffe
Dennis R. Cliffe
Polly M. Harper
Polly M. Harper

SCHEDULE A.

Lots 3 through 18, inclusive, Block 2, and lots
2 through 10, inclusive, Block 3, GREEN FIELD
SUBDIVISION, as recorded in Plat Book 14, Page
29, Public Records of Brevard County, Florida.

CERTIFICATE DESIGNATING PLACE OF BUSINESS OR DOMICILE FOR THE
SERVICE OF PROCESS WITHIN THIS STATE, NAMING AGENT UPON WHOM
PROCESS MAY BE SERVED.

In pursuance of Chapter 46.091, Florida Statutes, the
following is submitted, in compliance with said Act:

First--That THE FAIRWAYS OF BREVARD ASSOCIATION #1, INC.
desiring to organize under the laws of the State of Florida
with its principal office, as indicated in the articles of
incorporation at City of Palm Bay County
of Brevard, State of Florida
has named H.E. POTTER
located at 50-E Southgate Boulevard
(Street address and number of building,
Post Office Box address not acceptable)
City of Melbourne, County of Brevard
State of Florida, as its agent to accept service of process
within this state.

ACKNOWLEDGEMENT: (MUST BE SIGNED BY DESIGNATED AGENT)

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

By

William Potter

(Resident Agent)

JUN 28 2 34 PM '74
CLERK OF DISTRICT COURT
STATE OF FLORIDA

The Fairways

of Brevard, Assoc. No. 1

725 PORT MALABAR BLVD., N.E. • PALM BAY, FLORIDA 32905


INDEX TO THE FAIRWAYS OF BREVARD CONDOMINIUM DOCUMENTS

<u>Item</u>	<u>OR Book</u>	<u>Page(s)</u>		
1	1277	1-23	Declaration of Condominium and By Laws	
2	1279	413	Amendment to Item 1,	Sept 20, 1972
3	1316	51,52	Amendment to Item 1,	Nov. 30, 1972
4	1412	398-402	Amendment to Item 1,	Jan. 17, 1974
5	2277	1243,1244	Amendment to Item 1,	Jan. 15, 1981
6	1107	100-104	Warranty Deed,	Nov. 14, 1969
7	2260	2413	Warranty Deed,	Oct. 06, 1980
8	1034	692-696	Declaration of Restrictions,	May 16, 1968
9	1416	437-444	Amendment to Item 8	Jan. 22, 1974
10	1416	447-449	Easement Agreement	Jan. 22, 1974
11	741	737-744 and 745-749	Easement Agreement	Nov. 05, 1964
12	1424	837	Easement	July 13, 1973
13	2938	1444-1449	Amendment to Item 1	Aug. 31, 1988
14	3284	1433-1437	Amendment to Item 1	April 26, 1993

Notes:

1. As recorded in Official Records (OR) books of the Public Records of Brevard County, FL.
2. Land Survey is Exhibit B to item 1. It is shown in item 4. Our land is designated Phase I. See also item 6.
3. In 1980 we were deeded the portions of land described in item 7.

State of Florida



Department of State

I certify from the records of this office that THE FAIRWAYS OF BREVARD ASSOCIATION #1, INC. is a corporation organized under the laws of the State of Florida, filed on January 28, 1974.

The document number of this corporation is 728655.

I further certify that said corporation has paid all fees due this office through December 31, 1990, and its status is active.

Given under my hand and the
Great Seal of the State of Florida,
at Tallahassee, the Capital, this the
27th day of March, 1990.

A handwritten signature in cursive script, reading 'Jim Smith'.

Jim Smith
Secretary of State



FLORIDA DEPARTMENT OF STATE

Jim Smith
Secretary of State

March 27, 1990

THE FAIRWAYS OF BREVARD ASSOCIATION #1, INC.
725 PORT MALABAR BLVD., NE
PALM BAY, FL 32905

SUBJECT: THE FAIRWAYS OF BREVARD ASSOCIATION #1, INC.

Document #: 728655

In compliance with the request on your 1990 Annual Report, the certificate of status for the subject corporation is enclosed.

Should you have any questions regarding this matter, please telephone (904) 487-6056.

Annual Reports Section
DIVISION OF CORPORATIONS



FLORIDA DEPARTMENT OF STATE

Jim Smith
Secretary of State

September 19, 1988

William H. Dixon, P.A.
2115 Palm Bay Rd., NE., Suite 1-E
Palm Bay, FL 32905

Re: Document Number 728655


Dear Mr. Dixon:

This will acknowledge receipt of your reinstatement for THE FAIRWAYS OF BREVARD ASSOCIATION #1, INC., a Florida corporation, which was filed on September 16, 1988. Your remittance totaling \$425.00 has been received.

Should you have any questions regarding this matter, please telephone (904) 487-6050, the Amendment Filing Section.

LOUISE FLEMMING
Division of Corporations

State of Florida



Department of State

I certify the attached is a true and correct copy of the Articles of Incorporation of THE FAIRWAYS OF BREVARD ASSOCIATION #1, INC., a corporation organized under the laws of the State of Florida, filed on January 28, 1974, as shown by the records of this office.

The document number of this corporation is 728655.


I further certify that said corporation was involuntarily dissolved on December 11, 1976.

Given under my hand and the
Great Seal of the State of Florida,
at Tallahassee, the Capital, this the
day of
9th June, 1988.




Jim Smith
Secretary of State

State of Florida



Department of State

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9th day of June, 1988.



Jim Smith

Jim Smith
Secretary of State



FLORIDA DEPARTMENT OF STATE

Jim Smith
Secretary of State

June 9, 1988

William H. Dixon, Esquire
2115 Palm Bay Road, N.E.
Suite 1E
Palm Bay, FL 32905

SUBJECT: THE FAIRWAYS OF BREVARD ASSOCIATION #1, INC.

Document #: 728655

Pursuant to your recent request, we are enclosing a certified copy for the above corporation.

Should you have any questions regarding this matter, please call the Certification Section at (904) 487-6053.

TERESA POWELL
Division of Corporations



FLORIDA DEPARTMENT OF STATE

Jim Smith
Secretary of State

June 9, 1988

William H. Dixon, Esquire
2115 Palm Bay Road, N.E.
Suite 1E
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