

ARTICLES OF INCORPORATION

OF

P. L. T. H., PHASE II, INC.

The undersigned by these Articles associate themselves for the purpose of forming a corporation not for profit under Florida Statutes 617, and certify as follows:

ARTICLE I

The name of the corporation shall be P. L. T. H., PHASE II, INC. and for convenience, the corporation shall be referred to in this instrument as the Association.

ARTICLE II

PURPOSE

II.1. The purpose for which the Association is organized is to provide an entity pursuant to Section 12 of the Condominium Act, Chapter 711, Florida statutes, for the operation of PARK LAKE TOWN- HOUSES, PHASE II, INC., a Condominium, to be located upon a portion of Orange County, Florida.

II.2. The Association shall make no distributions of income to its members, directors or officers.

ARTICLE III

POWERS

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

III.1. The Association shall have all of the common law and statutory powers of a corporation not for profit which are not in conflict with the terms of these Articles.

III.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, and all of the powers and duties reasonably necessary to operate the Condominium pursuant to the Declaration as presently drafted and as it may be amended from time to time, including but not limited to the following:

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

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TALLAHASSEE, FLORIDA

- b. To use the proceeds of assessments in the exercise of its powers and duties.
- c. To maintain, repair, replace and operate the Condominium property.
- d. To purchase insurance upon the Condominium property and insurance for the protection of the Association and its members as unit owners.
- e. To reconstruct improvements after casualty and the further improvement of the property.
- f. To make and amend reasonable regulations respecting the use of the property in the Condominium.
- g. To approve or disapprove the transfer, mortgage and ownership of units as provided by the Declaration of Condominium and by the By-laws of the Association.
- h. To enforce by legal means the provisions of the Condominium Act, the Declaration of Condominium, these Articles, the By-Laws of the Association and the Regulations for the use of the property in the Condominium.
- i. To contract for the management of the Condominium and to delegate to such contractor and manager all powers and duties of the Association, except such as are specifically required by the Declaration of Condominium to have approval of the Board of Directors or the membership of the Association.
- j. To contract for the management or operation of portions of the common elements susceptible to separate management and to lease such portions.
- k. To employ personnel to perform the services required for proper operation of the Condominium.

III.3. The Association shall have the power to purchase a unit in the Condominium and to hold, lease, mortgage and convey the area.

III.4. All funds and the titles to all properties acquired by the Association and their proceeds shall be held in trust for

the members in accordance with the provisions of the Declaration of Condominium, these Articles of Incorporation and the By-Laws.

ARTICLE IV

MEMBERS

IV.1. The members of the Association shall consist of all of the record owners of units in the Condominium, and after termination of the Condominium shall consist of those who are members at the time of such termination and their successors and assigns.

IV.2. After receiving approval of the Association as required by the Declaration of Condominium, change of membership in the Association shall be established by recording in the Public Records of Orange County, Florida, a deed or other instrument establishing a record title to a unit in the Condominium and the delivery of a certified copy of such instrument to the Association. The owner designated by such instrument thus becomes a member of the Association and the membership of the prior owners is terminated.

IV.3. The share of a member in the funds and assets of the Association cannot be assigned, hypothecated or transferred in any manner except as an appurtenance to his unit.

IV.4. The owner of each unit shall be entitled to one vote as a member of the Association. The manner of exercising voting rights shall be determined by the By-Laws of the Association.

ARTICLE V

DIRECTORS

V.1. The affairs of the Association will be managed by a board consisting of the number of directors fixed by the By-Laws, but not less than three directors. Directors need not be members of the Association.

V.2. The directors of the Association shall be elected at the annual meeting of the members in the manner specified in the By-Laws. Directors may be removed and vacancies on the Board of Directors shall be filled in the manner provided by the By-Laws.

V.3. The first election of directors shall not be held until after the Developer has closed the sales of all of the units

in the Condominium known as PARK LAKE TOWNHOUSES, PHASE II, INC., or until Developer elects to terminate control of said Condominium, or until after March 31, 1975, whichever occurs first. The directors named in these Articles shall serve until the first election of directors, and any vacancies in their number occurring before the first election shall be filled by the remaining directors.

V.4. The names and addresses of the members of the first Board of Directors, who shall hold office until their successors are elected and have qualified, or until removed, are the same persons named as the initial officers of the Association in Article VI, herein.

ARTICLE VI

OFFICERS AND RESIDENT AGENT

The affairs of the Association shall be administered by the officers designated in the By-Laws. The officers shall be elected by the Board of Directors at its first meeting following the annual meeting of the members of the Association, and they shall serve at the pleasure of the Board of Directors. The names and addresses of the officers who shall serve until their successors are designated by the Board of Directors are as follows:

MORRIS R. KERR, President	2325 Collins Avenue Suite Mez 125 Miami Beach, Florida
MURRAY ZALES, Secretary-Treasurer	2325 Collins Avenue Suite Mez 125 Miami Beach, Florida

The initial resident agent of this corporation for the purpose of accepting service of process within this State is:

Lawrence D. Johnson	109 East Church Street Orlando, Florida 32801
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ARTICLE VII

INDEMNIFICATION

Every director and every officer of the Association shall be indemnified by the Association against all expenses and liabilities, including counsel fees, reasonably incurred by or imposed upon him in connection with any proceeding or any settlement of any proceeding to which he may be a party or in which he may become involved by

reason of his being or having been a director or officer of the Association, whether or not he is a director or officer at the time such expenses are incurred, except when the director or officer is adjudged guilty of willful misfeasance or malfeasance in the performance of his duties: provided, that in the event of a settlement, the indemnification shall apply only when the Board of Directors approves such settlement and reimbursement as being for the best interests of the Association. The foregoing right of indemnification shall be in addition to and not exclusive of all other rights to which such director or officer may be entitled.

ARTICLE VIII

BY-LAWS

The first By-Laws of the Association shall be adopted by the Board of Directors and may be altered, amended or rescinded in the manner provided by the By-Laws.

ARTICLE IX

AMENDMENTS

Amendments to the Articles of Incorporation shall be proposed and adopted in the following manner:

IX.1. Notice of the subject matter of a proposed amendment shall be included in the notice of any meeting at which a proposed amendment is considered.

IX.2. A resolution for the adoption of a proposed amendment may be proposed either by the Board of Directors or by the members of the Association. Directors and members not present in person or by proxy at the meeting to consider the amendment may express their approval in writing, provided such approval is delivered to the secretary at or prior to the meeting. Except as hereinafter provided, approval of a proposed amendment must be either by:


a. Not less than 75% of the entire membership of the Board of Directors and not less than 75% of the votes of the entire membership of the Association; or

b. Not less than 80% of the votes of the entire membership of the Association; or

STATE OF FLORIDA
COUNTY OF ORANGE

Before me, the undersigned authority, on this day personally appeared MORRIS R. KERR, MURRAY ZALES and PHILIP KERR, who being duly sworn, severally acknowledged the execution of the foregoing Articles of Incorporation of P. L. T. H., PHASE II, INC. for the purposes expressed in such Articles.


WITNESS my signature and official seal at Orlando,
in the State and County last aforesaid, this 20th day of February,
A.D., 1973.


Notary Public, State of Florida
My Commission Expires: 2/23/73
MY COMMISSION EXPIRES FEB. 23, 1973
ISSUED BY THE GENERAL INSURANCE UNDERWRITERS ASSOCIATION OF FLORIDA

COPIES

ACCEPTANCE OF DESIGNATION AS RESIDENT AGENT

Having been named to accept service of process for this corporation at the place designated in this certificate, I hereby accept the appointment and agree to act in this capacity and to comply with the provisions of Chapter 48.091, Florida Statutes, relative to keeping open said office.


Resident Agent