State of Florida

Department of State

I, Richard (Dick) Stone, Secretary of State of the State of Florida, Do Hereby Certify That the following is a true and correct copy of

Certificate of Incorporation
of

TAMARAC LAKES NORTH ASSOCIATION, INC.

a corporation not for profit organized and existing under the Laws of the State of Florida, filed on the 23rd day of February, A.D., 1971, as shown by the records of this office.

Given under my hand and the Great Seal of the State of Florida, at Tallahassee, the Capital, this the 24th day of February. A.D. 1971.

Richard (Dick) Stone

Secretary of State

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recorded on the 15th day of July, 19 65, in

Prepared by the organizing committee: Janssen Meredith, Mary Lou Nitsche, Nancy Kane, 2600 N.W. 53rd Street, Tamarac, Florida 33309, (954) 731-9726.

CERTIFICATE OF INCORPORATION

OF

TAMARAC LAKES NORTH ASSOCIATION, INC.

A CORPORATION NOT FOR PROFIT

WE, THE UNDERSIGNED, hereby associate ourselves together for the purpose of becoming a corporation under the laws of the State of Florida, by and under the provisions of the Statutes of the State of Florida, providing for the formation, liability, rights, privileges and immunities of a corporation not for profit.

FILED
FEB 23 10 48 AM '71
DEPARTMENT OF STATE
TALLAHASSEE FLORIDA

ARTICLE I

NAME

The name of this CORPORATION shall be:

TAMARAC LAKES NORTH ASSOCIATION, INC.

ARTICLE II

PURPOSES

The purposes for which this CORPORATION is formed are:

1. To insure that the lands in TAMARAC LAKES NORTH and TAMARAC LAKES NORTH, SECOND SECTION shall remain an area of high standards, containing residences, improvements and facilities designed for the comfort, convenience and accommodation of its residents.

2. To enforce and carry out through appropriate legal means the several covenants, restrictions, reservations and servitudes from time to time impressed upon and running with the lands contained in TAMARAC LAKES NORTH and TAMARAC LAKES NORTH, SECOND SECTION.

3. Said Declaration of Restrictions shall include but not be limited to those contained in the Use and Building Restrictions relating to TAMARAC LAKES NORTH, according to the plat thereof recorded in Plat Book 61, Page 7, of the Public Records of Broward County, Florida, and TAMARAC LAKES NORTH, SECOND SECTION, according to the plat thereof recorded in Plat Book 61, Page 8, of the Public Records of Broward County, Florida.

"

recorded on the 15th day of July, 1965, in

Official Records Book 3064 at Page 826 of the Public Records of Broward County, Florida.

4. To assume the rights, privileges, duties and responsibilities as set forth in that Declarations of Restrictions as hereinabove referred to.

5. To accept an assignment of the rights, privileges, duties and responsibilities as to the hereinabove referred to Declaration of Restrictions and as to that lease relating to the recreational area located within the said lands, from the City of Tamarac or any other assignee.

6. To perform and provide facilities and services of whatsoever nature that are in the interest of the residents of the hereinabove referred to lands.

ARTICLE III

POWERS

The powers of the CORPORATION shall include the following:

1. The CORPORATION shall have all of the powers as set forth in the Declaration of Restrictions as hereinabove referred to and all of the powers reasonably necessary to fulfill the obligations and perform the services as set forth in said Declaration of Restrictions, including but not limited to the following:

a. To make and collect assessments against members to defray the costs and expenses of:

(1) operating, maintaining, repairing and altering the water sprinkler system which it is obligated to operate, maintain, repair and alter;

(2) maintaining and caring for all lawns, which it is obligated to maintain and care for, and for replacing sod as may be required from time to time;

(3) maintaining and repairing the exterior portions of residence buildings which it is obligated to maintain and repair;

(4) operating, maintaining, repairing and insuring the buildings, structures, parking facilities and other improvements located upon lands as hereinabove referred to as recreational facilities that are the subject matter of certain leases that have or may be assigned to the CORPORATION;

(5) paying the ad valorem real and personal property taxes and assessments with respect to lands from time to time made subject to leases for recreation purposes, and which taxes the CORPORATION is obligated to pay by assignment on behalf of the Members;

(6) insurance purchased by the CORPORATION which it is obligated to purchase on behalf of the Members and insurance purchased by the CORPORATION for the protection of the CORPORATION;

(7) such other activities of the CORPORATION which in the opinion of the Board of Directors thereof shall be reasonably appropriate to its accomplishment of the purposes for which it is organized and the performance of its duties and obligations.

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

c. To perform each and every duty and responsibility expressly conferred upon it by these Articles and as set forth in the heretofore mentioned Declaration of Restrictions to be assumed by this CORPORATION, including but not limited to the following:

(1) operation, maintenance, repair and alteration of water sprinkler systems, and buildings, structures and parking facilities located upon lands used for recreational purposes within TAMARAC LAKES NORTH and TAMARAC LAKES NORTH SECOND SECTION;

(2) maintenance and repairing of the exterior portions of residence buildings;

(3) payment of taxes and assessments upon lands used for recreation purposes within TAMARAC LAKES NORTH and TAMARAC LAKES NORTH, SECOND SECTION;

(4) purchase of insurance on behalf of the Members and the CORPORATION.

d. To reconstruct improvements located upon lands in TAMARAC LAKES NORTH and TAMARAC LAKES NORTH, SECOND SECTION for recreation purposes and to assess the Members for the cost thereof.

e. To make and amend reasonable regulations respecting the use of the lands in TAMARAC LAKES NORTH and TAMARAC LAKES NORTH, SECOND SECTION for recreation purposes; provided, however, that all such regulations and amendments thereto shall be approved by not less than a majority of the votes of the entire membership of the CORPORATION before such shall become effective.

f. To enforce by legal means the provisions of the Declaration of Restrictions with respect to lands in TAMARAC LAKES NORTH and TAMARAC LAKES NORTH, SECOND SECTION, these Articles, the By-Laws of the CORPORATION and the regulations adopted by the CORPORATION.

g. To contract for the management of the CORPORATION and to delegate to such contractor or contractors such powers and duties of the CORPORATION as are deemed necessary to carry out the aforementioned management of the CORPORATION, except such as are specifically required by these Articles to have the approval of the Board of Directors or the membership of the ASSOCIATION.

h. To employ personnel to perform the services required for the proper operation of the CORPORATION.

i. To contract with persons, partnerships, corporations or other entities to perform or provide any one or any number of the responsibilities and/or functions of the CORPORATION.

2. All funds and the title to all properties acquired by the CORPORATION and the proceeds thereof shall be held in trust for the Members in accordance with the provisions of these Articles of Incorporation and the By-Laws.

3. The powers of the CORPORATION shall be subject to and shall be exercised in accordance with the provisions of the By-Laws.

4. This CORPORATION shall have the power to function in any manner and for whatsoever purposes that it may deem proper or convenient in connection with any of the aforesaid purposes or otherwise, or that it may deem calculated directly or indirectly, to improve the interest of this CORPORATION, and to do all things specified in Chapter 617 of the Florida Statutes, and to have and to exercise all powers conferred by the laws pursuant to which and under which this CORPORATION is formed, as such laws are now in effect or may at any time hereafter be amended.

5. The foregoing powers shall, except where otherwise expressed, be in no way limited or restricted by reference to,

or inference from, the terms of any other clause of this or any other article of these Articles of Incorporation, and shall be construed as purposes as well as powers, notwithstanding the expressed enumerations of purposes elsewhere in these Articles.

ARTICLE IV

MEMBERSHIP

1. Membership shall be open to all record owners of lands in TAMARAC LAKES NORTH, according to the plat thereof recorded in Plat Book 61, Page 7, of the Public Records of Broward County, Florida, and TAMARAC LAKES NORTH, SECOND SECTION, according to the Plat thereof recorded in Plat Book 61, Page 8, of the Public Records of Broward County, Florida.

2. The manner of admission to membership shall be by submission of an application to the Board of Directors which shall be accompanied by evidence of lot ownership within the aforementioned legally described lands and also accompanied by the payment of any application fee as might be required under the By-Laws of this CORPORATION.

Additional procedure, requirements and regulations for the admission to membership and/or the termination of membership shall be as set forth in the By-Laws of the CORPORATION.

3. The Members of the CORPORATION shall be entitled to one vote for each lot owned by them. If a lot is owned by one person, his right to vote shall be established by the record title to his lot. If a lot is owned by more than one person, or is under lease, the person entitled to cast the vote for the lot shall be designated by a certificate signed by all of the record owners of the lot and filed with the Secretary of the CORPORATION. If a lot is owned by a corporation, the person

entitled to vote for the lot shall be designated by a certificate of appointment signed by the President or Vice President and attested by the Secretary or Assistant Secretary of the corporation and filed with the Secretary of the CORPORATION. Such certificate shall be valid until revoked or until superceded by a subsequent certificate or until a change in the ownership of the lot concerned. A certificate designating the person entitled to cast the vote of a lot may be revoked by any owner thereof. If such a certificate is not on file, the vote of such owners shall not be considered in determining the requirement for a quorum not for any other purpose. Except as hereinbefore expressly provided, the exact number of votes to be cast by owners of a lot and the manner of exercising voting rights shall be determined by the By-Laws of the CORPORATION.

ARTICLE V

TERM OF CORPORATION

The term for which this CORPORATION is to exist shall be perpetual.

ARTICLE VI

SUBSCRIBERS

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

Name	Residence
Frank LeFrang	5219 N. W. 28th Avenue, Tamarac, Florida
L. E. Jones	2507 N. W. 51st Street, Tamarac, Florida
Roland Herbold	2634 N. W. 52nd Court, Tamarac, Florida

ARTICLE VII

OFFICERS

The affairs of the CORPORATION shall be administered by officers elected by the Members at its annual meetings, which officers shall serve at the pleasure of the Members. The names and addresses of the officers who shall serve until their successors are designated by the Members are as follows:

Office	Name	Address
President	Frank LeFrang	5219 N. W. 28th Avenue Tamarac, Florida
[illegible]	[illegible]	[illegible] Tamarac, Florida
Secretary/Treasurer	Roland Herbold	2634 N. W. 52nd Court Tamarac, Florida

ARTICLE VIII

DIRECTORS

1. The affairs of the CORPORATION will be managed by a Board of Directors consisting of the number of directors as shall

be determined by the By-Laws, but not less than three (3) directors, and in the absence of such determination shall consist of three (3) directors.

2. Directors of the CORPORATION shall be elected at the annual meeting of the Members in the manner determined by 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.

3. The Directors herein named 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.

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 as follows:

Name	Address
Frank LeFrang	5219 N. W. 28th Avenue, Tamarac, Florida
L. E. Jones	2507 N. W. 51st Street, Tamarac, Florida
Roland Herbold	2634 N. W. 52nd Court, Tamarac, Florida

ARTICLE IX

BY-LAWS

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

ARTICLE X

AMENDMENTS TO ARTICLES

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

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.

2. A resolution approving a proposed amendment may be proposed by either the Board of Directors or by the members of the CORPORATION. Directors and Members not present in person or by proxy at the meetings considering the amendment may express their approval in writing, providing such approval is delivered to the Secretary at or prior to the meeting. Except as elsewhere provided,

a. such approvals must be not less than 75% of the entire membership of the Board of Directors and by not less than a majority of the votes of the entire membership of the CORPORATION; or

b. by not less than 80% of the votes of the entire membership of the CORPORATION.

3. Provided, however, that no amendment shall make any changes in the qualifications for membership nor the voting rights

of members, nor any change in Section 1 of Article III and Section 2 of Article III, without approval in writing by all members.

4. A copy of each amendment shall be certified by the Secretary of State and recorded in the Public Records of Broward County, Florida.

ARTICLE XI

INDEMNIFICATION

Every director and every officer of the CORPORATION shall be indemnified by the CORPORATION against all expenses and liabilities, including counsel fees, reasonably incurred by or imposed upon him in connection with any proceedings 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 CORPORATION, or any settlement thereof, whether or not he is a director or officer at the time such expenses are incurred, except in such cases wherein 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 herein shall apply only when the Board of Directors approves such settlement and reimbursement as being for the best interests of the CORPORATION. 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.

IN WITNESS WHEREOF the subscribers have hereto affixed their signatures this 30th day of Jan, 1971.

SIGNATURES

Frank Lefrang

Roland Hubell

[illegible]

STATE OF FLORIDA)
)
COUNTY OF BROWARD)

BEFORE ME, a notary public duly authorized in the State and County named above to take acknowledgments, personally appeared

FRANK LeFRANG.

LENDALL E. JONES

ROLAND HERBOLD

to me known to be the persons described as subscribers in and who executed the foregoing Articles of Incorporation, and they acknowledged before me that they executed and subscribed to these Articles of Incorporation.

WITNESS my hand and official seal in the County and State named above this 7th day of January, 1971.

Notary Public, State of Florida at Large
My Commission Expires Oct. 16, 1974
Bonded By American Fire & Casualty Co.

Notary Public

My Commission Expires: