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ARTICLES OF INCORPORATION
OF
LAKE CLARKE GARDENS CONDOMINIUM, INC.

WE, the undersigned, hereby associate ourselves together for the purpose of forming a non-profit Corporation under the laws of the State of Florida, pursuant to Florida Statutes 617 Et Seq., and certify as follows:

ARTICLE I

The name of this Corporation shall be: - LAKE CLARKE GARDENS CONDOMINIUM, INC.

ARTICLE II

The general purpose of this non-profit Corporation shall be as follows: - To be the "Association" (as defined in the Condominium Act of the State of Florida, F. S. 711 Et Seq.), for condominium properties, totalling not more than twenty-five (25) in all, that will be erected on the following described real property:-

(See Legal Description of Real Property attached hereto and made a part hereof).

AND real property contiguous to the aforescribed real property; and as such Association, to operate and administer said Condominiums and carry out the functions and duties of said Condominiums, as set forth in the Declaration of Condominium established for each of said Condominiums. The By-Laws of this Association shall be attached to and made a part of the Declaration of Condominium of those Condominiums to which this Association is to operate and administer.

ARTICLE III

Owners of Condominium parcels are defined as ownership in fee title; however, should a person acquire the unexpired term of a Ninety-Nine Year Leasehold interest in and to a unit, said Lessee shall be a member of this Corporation.

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EXHIBIT NO. 3

ARTICLE IV.

This Corporation shall have perpetual existence.

ARTICLE V.

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

HOWARD GREENFIELD	2981 Fla-Mango Road, West Palm Beach, Florida
LENORE GREENFIELD	2981 Fla-Mango Road, West Palm Beach, Florida
LOUIS GREENFIELD	2981 Fla-Mango Road, West Palm Beach, Florida

ARTICLE VI.

Section 1. The affairs of the Corporation shall be managed and governed by a Board of Directors composed of not less than three (3) nor more than the number specified by the By-Laws, and in the exact number of persons as specified in said By-Laws. The Directors, subsequent to the first Board of Directors, shall be elected at the annual meeting of the membership, for a term of one (1) year, or until their successors shall be elected and shall qualify. Provisions for such election, and provisions respecting the removal, disqualification and resignation of Directors, and for filling vacancies on the Directorate, shall be established by the By-Laws.

Section 2. The principal Officers of the Corporation shall be:

President
Vice President
Secretary
Treasurer

(the last two officers may be combined), who shall be elected from time to time, in the manner set forth in the By-Laws adopted by the Corporation.

ARTICLE VII.

The names of the Officers who are to serve until the first election of Officers, pursuant to the terms of the Declaration of Condominium and By-Laws, are as follows:

HOWARD GREENFIELD -
LOUIS GREENFIELD
LENORE GREENFIELD

President
Vice President
Secretary-Treasurer

ARTICLE VIII.

The following persons shall constitute the first Board of Directors, and shall serve until the first election of the Board of Directors at the first regular meeting of the membership.

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Name	Address
HOWARD GREENFIELD	2981 Fla-Mango Road, West Palm Beach, Florida
LENORE GREENFIELD	2981 Fla-Mango Road, West Palm Beach, FloridaZ
LOUIS GREENFIELD	2981 Fla-Mango Road, West Palm Beach, Florida

ARTICLE IX.

The By-Laws of the Corporation shall initially be made and adopted by its first Board of Directors.

Prior to the time the property described in Article II above has been submitted to condominium ownership by the filing of the Declaration of Condominium, said first Board of Directors shall have full power to amend, alter or rescind said By-Laws by a majority vote.

After the property described in Article II has been submitted to condominium ownership by the filing of Declaration of Condominium, the By-Laws may be amended, altered, supplemented or modified by the membership at the annual meeting, or at a duly convened special meeting of the membership, attended by a majority of the membership, by vote, as follows:

- A. If the proposed change to the By-Laws has received the unanimous approval of the Board of Directors, then it shall require only a majority vote of the membership to be adopted .
- B. If the proposed change has not been approved by the unanimous vote of the Board of Directors, then the proposed change must be approved by a three quarter (3/4) vote of the membership,

provided, however, that (1) prior to the first annual meeting of the membership, the By-Laws may not be amended without a prior resolution requesting said amendment by the Board of Directors; (2) subsequent to the first annual meeting of the membership, the By-Laws may not be amended without the approval of the Board of Directors, unless the proposed amendment shall be filed in writing with the Secretary or President, not less than ten (10) days prior to the membership meeting at which such amendment is to be voted upon.

ARTICLE X.

Amendments to these Articles of Incorporation may be proposed by any member or director, and shall be adopted in the same manner as is provided for the amendment of the By-Laws, as set forth in Article IX above. Said amendment(s) shall be effective when a copy thereof, together with an attached certificate of its approval by the membership, sealed with the Corporate Seal, signed by the Secretary or an Assistant Secretary, and executed and acknowledged by the President or Vice President, has been filed with the Secretary of State, and all filing fees paid.

ARTICLE XI.

This Corporation shall have all of the powers set forth in Florida Statute 617.021, all of the powers set forth in the Condominium Act of the State of Florida, and all powers granted to it by the Declaration of Condominium and Exhibits annexed thereto.

ARTICLE XII.

There shall be no dividends paid to any of the members, nor shall any part of the income of the corporation be distributed to its Board of Directors or Officers. In the event there are any excess receipts over disbursements, as a result of performing services, such excess shall be applied against future expenses, etc. The Corporation may pay compensation in a reasonable amount to its members, directors and officers, for services rendered, may confer benefits upon its members in conformity with its purposes, and upon dissolution or final liquidation, may make distribution to its members as is permitted by the Court having jurisdiction thereof, and no such payment, benefit or distribution shall be deemed to be a dividend or distribution of income.

This Corporation shall issue no shares of stock of any kind or nature whatsoever. Membership in the Corporation and the transfer thereof, as well as the number of members, shall be upon such terms and conditions as provided for in the Declaration of Condominium and By-Laws. The voting rights of the owners of parcels in said condominium property shall be as set forth in the Declaration of Condominium and/or By-Laws.

IN WITNESS WHEREOF, the Subscribers hereto have hereunto

affixed their signatures, this 14 day of June, 1966.

Executed in the presence of:

Henry C. Conant
Edward H. Smith

~~HOWARD GREENFIELD~~ (cont)

~~LENORE GREENFIELD~~

LOUIS GREENFIELD

[illegible]

BEFORE ME, the undersigned authority, personally appeared
HOWARD GREENFIELD, LENORE GREENFIELD and LOUIS GREENFIELD,

who after being by me duly sworn, acknowledged that they executed the foregoing Articles of Incorporation of **LAKE CLARKE GARDENS CONDOMINIUM, INC., a Florida Non-profit/** **Corporation,** for the purposes therein expressed.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal, at Hollywood, Broward County, Florida, this 30th day of June, 1966.

NOTARY PUBLIC
State of Florida at Large

My commission expires:

NOTARY PUBLIC STATE of FLORIDA at LARGE
MY COMMISSION EXPIRES NOV. 24, 1967
BONDED THROUGH FRED W. DIESTELHORST

CSF:CL
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