

Articles of Incorporation
LANDS OF THE PRESIDENT CONDO 8A

ARTICLES OF INCORPORATION FOR:

THE LANDS OF THE PRESIDENT CONDOMINIUM EIGHT-A
ASSOCIATION, INC.

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Designation of Resident Agent

attached to Articles

STATE OF FLORIDA

DEPARTMENT OF STATE



I certify that the following is a true and correct copy of

CERTIFICATE OF INCORPORATION

OF

THE LANDS OF THE PRESIDENT CONDOMINIUM EIGHT-A ASSOCIATION, INC.

filed in this office on the 23rd day of May,

1975

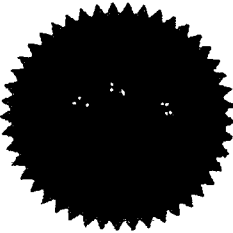
Charter Number: 7-32,844

GIVEN under my hand and the Great
Seal of the State of Florida, at
Tallahassee, the Capital, this the
27th day of May,

1975

Bruce A. Smith

SECRETARY OF STATE



ARTICLES OF INCORPORATION

OF

THE LANDS OF THE PRESIDENT CONDOMINIUM EIGHT-A ASSOCIATION, INC.

(a Corporation Not for Profit)

The undersigned hereby associate themselves for the purpose of forming a corporation not for profit under Chapter 617 of Florida Statutes and certify as follows:

ARTICLE I.

NAME

The name of this corporation shall be THE LANDS OF THE PRESIDENT CONDOMINIUM EIGHT-A ASSOCIATION, INC.

ARTICLE II.

PURPOSE

In accordance with the provisions of Chapter 711 of Florida Statutes, commonly known as the Condominium Act, a Condominium will be created upon certain lands in Palm Beach County, Florida, to be known as THE LANDS OF THE PRESIDENT CONDOMINIUM EIGHT-A. The Declaration subjecting the lands involved to a condominium form of ownership will be recorded among the Public Records of Palm Beach County, Florida. This corporation is organized for the purpose of operating, governing, administering and managing the property and affairs of the condominium, to-wit: THE LANDS OF THE PRESIDENT CONDOMINIUM EIGHT-A, and to exercise all powers and discharge all responsibilities granted to it as a corporation under the laws of Florida, the By-Laws, these Articles of Incorporation and the aforementioned Declaration of Condominium, and further to exercise all powers granted to a condominium association under the Condominium Act, and to acquire, hold, convey and otherwise deal in and with real and personal property in this corporation's capacity as a condominium association.

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DEPARTMENT OF STATE
TALLAHASSEE, FLORIDA

ARTICLE III.

POWERS

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

1. The corporation 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, and in addition all of the powers conferred by the Condominium Act upon a condominium association, and in addition all of the powers set forth in the Declaration of Condominium of THE LANDS OF THE PRESIDENT CONDOMINIUM EIGHT-A which are not in conflict with law.

2. The corporation shall have all of the powers reasonably necessary to implement the powers of the corporation, including but not limited to the following:

(a) To operate and manage the condominium and condominium property in accordance with the same meaning, direction, purpose and intent contained in the Declaration of Condominium of THE LANDS OF THE PRESIDENT CONDOMINIUM EIGHT-A, when the same has been recorded among the Public Records of Palm Beach County, Florida.

(b) To make and collect assessments against members to defray the cost of the condominium, and to refund common surplus to members.

(c) To use the proceeds of assessments in the exercise of its powers and duties.

(d) To maintain, repair, replace and operate the condominium property.

(e) To reconstruct improvements upon the condominium property after casualty, and to further improve the property.

(f) To make and amend regulations respecting the use of the property in the condominium.

(g) To approve or disapprove the proposed purchasers, lessees and mortgagees of apartments.

(h) To enforce by legal means the provisions of the condominium documents, these Articles, the By-Laws of the corporation 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 all powers and duties of the corporation except such as are specifically required by the condominium documents to have approval of the Board of Directors or the membership of the corporation.

3. All funds and title of all properties acquired by the corporation and the proceeds thereof shall be held only for the benefit of the members in accordance with the provisions of the condominium documents.

4. The powers of the corporation shall be subject to and be exercised in accordance with the provisions of the Declaration of Condominium which governs the use of the condominium property.

ARTICLE IV.

MEMBERS

The qualification of the members, the manner of their admission to membership and termination of such membership, and voting by members shall be as follows:

1. Until such time as the Declaration of Condominium of THE LANDS OF THE PRESIDENT CONDOMINIUM EIGHT-A shall be recorded among the Public Records of Palm Beach County, Florida, the membership of this corporation shall be comprised of the Subscribers to these Articles, or their assigns, each of which

Subscribers or his assigns, shall be entitled to cast one (1) vote on all matters in which the membership shall be entitled to vote.

2. After the recording of the Declaration of Condominium of THE LANDS OF THE PRESIDENT CONDOMINIUM EIGHT-A, the owners of each condominium unit in the aforementioned condominium shall each be a member of the corporation and at such time the Subscribers who are members of the corporation by virtue of Paragraph 1 above shall no longer be members by virtue of said Paragraph 1.

3. Thereafter, membership in the corporation shall be established by acquisition of the fee title to a condominium unit in THE LANDS OF THE PRESIDENT CONDOMINIUM EIGHT-A, whether by conveyance, devise, judicial decree or otherwise, and the membership of any party shall be automatically terminated upon his being divested of all title to or his entire fee interest in any unit except that nothing herein contained shall be construed as terminating the membership of any party who may own a fee ownership interest in two or more units, so long as such party shall retain title to a fee ownership interest in any unit.

4. The interest of a member in the funds and assets of the corporation cannot be assigned, hypothecated or transferred in any manner, except as an appurtenance to his unit. The properties, funds and assets of the corporation shall be held or used for the benefit of the membership and for the purposes authorized herein, in the Declaration of Condominium, and in the By-Laws which may be hereafter adopted.

5. On all matters on which the membership shall be entitled to vote, there shall be only one (1) vote for each unit in the condominium, which vote may be exercised or cast by the owner or owners of each unit in such manner

as may be provided in the By-Laws of the Corporation should
any member own more than one (1) unit, such member shall be
entitled to exercise or cast one (1) vote for each unit owned
in the manner provided by said By-Laws.

ARTICLE V.

TERM

This corporation shall have perpetual existence.

ARTICLE VI.

MANAGEMENT OF THE AFFAIRS OF THE
CORPORATION - OFFICERS

The affairs of this corporation shall be managed by
its officers, subject, however, to the directions of the Board
of Directors, except to the extent that the Directors shall
have delegated the responsibility for such management under
the provisions of these Articles and in accordance with the By-
Laws. The officers of this corporation shall consist of a
President, a Vice President, a Secretary and a Treasurer, all
of whom shall be elected by the Board of Directors according
to the By-Laws of this corporation. The Directors, if they
desire, may combine the offices of Secretary and Treasurer and,
in addition, provide for such other officers, agents, supervisory
personnel or employees of the corporation as they shall see fit,
none of whom need be a member of the corporation. Commencing
with the first annual meeting of the Board of Directors in 1976,
officers will be elected annually to hold office until the next
annual meeting of the Board of Directors or until their successors
are elected and qualify. The names of the officers who are to
serve until the first election by the Board of Directors are
as follows:

Clarence C. Brown	President
John T. Eger	Vice-President
Jonathan D. Steele	Secretary and Treasurer

No of the above officers specifically named in these Articles shall be required to be a member of this corporation to hold office.

ARTICLE VIII. -

BOARD OF DIRECTORS

This corporation shall be governed by a Board of Directors consisting of nine (9) persons as provided for in the By-Laws, provided, however, that until the third annual meeting of the members of this corporation in 1978, this corporation shall be governed by a Board of Directors consisting of five (5) persons. The names and post office addresses of the persons who will serve as Directors until the third annual meeting of members in 1978 or until their successors are elected and qualify are as follows.

John P. Linstroth	714 Chillingworth Drive West Palm Beach, Florida 33409
John T. Eger	2550 Presidential Way West Palm Beach, Florida 33401
Roderick A. Munroe	714 Chillingworth Drive West Palm Beach, Florida 33409
Clarence C. Brown	714 Chillingworth Drive West Palm Beach, Florida 33409
Jonathan D. Steele	2550 Presidential Way West Palm Beach, Florida 33401

The first Board of Directors shall have the authority to call a special meeting or meetings of the members prior to the third annual meeting in 1978 for the purpose of adding an additional Director or Directors, so long as the total number of Directors shall not exceed nine (9). Succeeding Boards of Directors and succeeding Directors shall be elected by members in the manner and in accordance with the method provided for in the By-Laws of the corporation, as the same shall be constituted from time to time.

ARTICLE IX.

REMOVAL OF OFFICERS AND DIRECTORS

Any officer may be removed prior to the expiration of his term of office in the manner hereinafter provided, or in such manner as in the By-Laws provided. Any officer may also be removed for cause by a two-thirds (2/3rds) vote of the full Board of Directors at a meeting of Directors called at least in part for the purpose of considering such removal. Any officer or director of this corporation may be removed with or without cause, and for any reason, upon a petition in writing of a majority of the members of this corporation approved at a meeting of members called at least in part for the purpose, by a two-thirds (2/3rds) vote of the membership. The petition calling for the removal of such officer and/or director shall set forth a time and place for the meeting of members, and notice shall be given to all members of such special meeting of the members at least fourteen (14) days prior to such meeting in the manner provided in the By-Laws for the giving of notices of special meetings. At any such meeting the officer and/or director whose removal is sought shall be given the opportunity to be heard.

ARTICLE X.

INDEMNIFICATION OF OFFICERS
AND DIRECTORS

Every director and every officer of the corporation shall be indemnified by the corporation against all expenses and liability, including counsel fees, reasonably incurred by or imposed upon him in connection with 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 corporation, 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 any claim for reimbursement or indemnification hereunder based upon a settlement by the director or officer seeking such reimbursement or indemnification, the indemnification herein shall apply only if the Board of Directors approves such settlement and reimbursement as being in 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.

ARTICLE XI.

BY-LAWS

The original By-Laws of this corporation shall be adopted by a majority vote of the members of this corporation present at a meeting of members called for the purpose, at which a majority of the membership is present, and thereafter the By-Laws of this corporation may be amended, altered or rescinded only in the manner provided for in the Declaration of Condominium hereinabove described or provided for in the By-Laws. The original By-Laws of this corporation shall be appended to the Declaration of Condominium above-described at the time of the recording of the Declaration of Condominium among the Public Records of Palm Beach County, Florida.

ARTICLE XII.

PROHIBITION AGAINST ISSUANCE OF STOCK
AND DISTRIBUTION OF INCOME

This corporation shall never have or issue any shares of stock, nor shall this corporation distribute any part of the income of this corporation, if any, to its members, directors or officers. Nothing herein, however, shall be construed to prohibit the payment by the corporation of compensation in a reasonable amount to the members, directors or

officers for services rendered, nor shall anything herein be construed to prohibit the corporation from making any payments or distributions to members of benefits, monies or properties permitted by Section 617.011 of Florida Statutes and contemplated by the Declaration of Condominium and/or Condominium Act.

ARTICLE XIII.

CONTRACTUAL POWERS

In the absence of fraud, no contract or other transaction between this corporation and any other person, firm, association, corporation or partnership shall be affected or invalidated by the fact that any director or officer of this corporation is pecuniarily or otherwise interested in, or is a director, member or officer of any such other firm, association, corporation or partnership, or is a party or is pecuniarily or otherwise interested in such contract or other transactions, or in any way connected with any person, firm, association, corporation or partnership, pecuniarily or otherwise interested therein. Any director may vote and be counted in determining the existence of a quorum at any meeting of the Board of Directors of this corporation for the purpose of authorizing such contract or transaction with like force and effect as if he were not so interested, or were not a director, member or officer of such other firm, association, corporation or partnership.

ARTICLE XIV.

SUBSCRIBERS

The names and post office addresses of the Subscribers set forth in the Articles of Incorporation are as follows:

<u>NAME</u>	<u>POST OFFICE ADDRESS</u>
Fulton, III	703 Citizens Building West Palm Beach, Florida 33401
Hart	703 Citizens Building West Palm Beach, Florida 33401
Lawson	703 Citizens Building West Palm Beach, Florida 33401

ARTICLE XV.

AMENDMENT

These Articles of Incorporation may be amended from time to time by resolution adopted by a majority of the Board of Directors and approved by a vote of two-thirds (2/3rds) of the members of this corporation present at any meeting of the members of the corporation called at least in part to consider such amendment, or approved in writing by the members of this corporation having not less than two-thirds (2/3rds) of the total membership vote.

IN WITNESS WHEREOF, we have hereunto set our hands and seals at West Palm Beach, Palm Beach County, Florida, this 6th day of May, 1975.

Andrew Fulton, III (SEAL)
Andrew Fulton, III

Mavorette R. Hart (SEAL)
Mavorette R. Hart

Martha H. Lawson (SEAL)
Martha H. Lawson

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME, the undersigned authority, this day personal appeared ANDREW FULTON, III, MAVORETTE R. HART, and MARTHA H. LAWSON, to me well known and known to me to be the identical individuals described in and who executed the foregoing Articles of Incorporation of THE LANDS OF THE PRESIDENT CONDOMINIUM EIGHT-INC., and they each acknowledged before me that they signed and executed the same for the purposes therein set forth.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal at West Palm Beach, Palm Beach County, Florida, this 6th day of May, 1975.

Katherine R. Fitzgerald
Notary Public, State of Florida

My Commission Expires:
April 3, 1978

Notary Public, State of Florida or Larger
My Commission Expires April 3, 1978

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

In pursuance of Chapter 48.091, Florida Statutes, the following is submitted, in compliance with said Act:

First--That THE LANDS OF THE PRESIDENT CONDOMINIUM EIGHT-A ASSOCIATION, INC., desiring to organize under the laws of the State of Florida with its principal office in the City of West Palm Beach, County of Palm Beach, State of Florida, has named GROVER C. HERRING, located at 703 Citizens Building, West Palm Beach, County of Palm Beach, State of Florida, as its agent to accept service of process within this state.

ACKNOWLEDGMENT

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: Grover C. Herring
Grover C. Herring

bears South 52°27'26" West 330.00 feet; thence Northwesterly along the arc of said curve, a distance of 54.71 feet and through a central angle of 9°29'58" to a point; thence, North 42°57'28" East and radial to aforesaid curve, a distance of 67.00 feet to a point of curve concave to the Southwest, concentric with the aforesaid curve, and having a radius of 397.00 feet; thence Southeasterly along the arc of said curve, a distance of 71.97 feet and through a central angle of 10°23'10" to the Point of Beginning,

containing .097 acres, more or less.

said additional real property containing thirteen (13) parking spaces, the inclusion of said real property as a portion of the common elements of said condominium, together with said thirteen (13) parking spaces, to be evidenced by the following:

A. Amending Page 2 of Exhibit #1 of the Declaration of Condominium, said Exhibit being designated "Survey, Plot Plan and Graphic Description of Improvements for THE LANDS OF THE PRESIDENT CONDOMINIUM EIGHT-A" by substituting for Page 2 appearing in Official Record Book 2422, Page 1935, Public Records of Palm Beach County, Florida, a new Page 2. The amended Survey, Plot Plan and Graphic Description of Improvements for THE LANDS OF THE PRESIDENT CONDOMINIUM EIGHT-A is attached hereto and designated ATTACHMENT A.

B. Amending the description contained in Section III of the Declaration of Condominium to conform to the description contained in the new Page 2 of Exhibit #1 of the Declaration of Condominium, said description as amended to read as follows:

All of Lots 4 and 5, Plat II, THE PRESIDENT COUNTRY CLUB, as recorded in Plat Book 29, pages 113 and 114, Public Records of Palm Beach County, Florida, less the following described portions designated Parcel "A", Parcel "B", and Parcel "C".

PARCEL "A": Commencing at the Southeast corner of Lot 5, Plat II, THE PRESIDENT COUNTRY CLUB, as recorded in Plat Book 29, pages 113 and 114, Public Records of Palm Beach County, Florida; run thence along the Easterly line of said Lot 5, North 49°48'09" West 123.16 feet to the Point of Beginning; thence continue along said lot line North 49°48'09" West 37.57 feet; thence North 88°52'52" West 138.09 feet; thence South 1°11'51" West 91.34 feet to a point on a curve from which the radius point bears South 7°20'24" West 397.00 feet; thence Southeasterly along the arc of said curve 103.81 feet through a central angle of 14°58'54"; thence North 37°04'33" East 113.75 feet to the Point of Beginning.

submitting the real property referred to herein to condominium form of ownership as aforesaid, PERINI LAND AND DEVELOPMENT COMPANY.

IN WITNESS WHEREOF, the above described parties have caused these presents to be executed by their duly authorized officers this 21st day of March, 1977.

WITNESSES:

L. De Stefano
P.N. Martin
As to the Association

THE LANDS OF THE PRESIDENT CONDOMINIUM EIGHT-A ASSOCIATION, INC.

By: [Signature]
R. A. Munroe, President

ATTEST: [Signature]
C. Ramon Lefebvre, Secretary
(CORPORATE SEAL)

WITNESSES:

L. De Stefano
Barbara L. Martin
As to Perini

PERINI LAND AND DEVELOPMENT COMPANY

By: [Signature]
John P. Linstroth, Senior Vice Pres.

ATTEST: [Signature]
Assistant Secretary
(CORPORATE SEAL)

Acknowledgments on page 5

RECORDED 2660 PAGE 1199

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME, a Notary Public, in and for the State and County aforesaid, duly authorized to take acknowledgments, personally appeared R. A. Munroe and C. Ramon Lefebre, President and Secretary, respectively of THE LANDS OF THE PRESIDENT CONDOMINIUM EIGHT-A ASSOCIATION, INC., a Florida corporation not for profit, to me well known, and acknowledged before me that they executed, sealed and delivered the foregoing Amendment to Declaration of Condominium for the uses and purposes therein expressed, as such officers, by authority and on behalf of said corporation, as the free act and deed of said corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal at West Palm Beach, said County and State, this 21 day of March, 1977.

Lorraine De Stefano
Notary Public, State of Florida
My Commission expires: 12/31/78

(SEAL)

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME, a Notary Public, in and for the State and County aforesaid, duly authorized to take acknowledgments, personally appeared John P. Linstroth and R A Munroe, Senior Vice President and Assistant Secretary, respectively, of PERINI LAND AND DEVELOPMENT COMPANY, a Delaware corporation authorized to transact business in the State of Florida, to me well known, and acknowledged before me that they executed, sealed and delivered the foregoing Amendment to Declaration of Condominium for the uses and purposes therein expressed, as such officers by authority and on behalf of said corporation, as the free act and deed of said corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal at West Palm Beach, said County and State, this 21 day of March, 1977.

Lorraine De Stefano
Notary Public, State of Florida
My Commission expires: 12/31/78

(SEAL)

SEE ATTACHMENTS HERETO

REF ID: A662660 PAGE 1200

Exhibit #1 TO THE DECLARATION OF CONDOMINIUM OF:
THE LANDS OF THE PRESIDENT CONDOMINIUM EIGHT-A

This Exhibit consists of 18 pages. Pages 2 through 18 inclusive consist of the Survey, Plot Plan and Graphic Description of the Condominium property excluding only the recreational land and improvements set forth in Exhibit #4 hereof. Page 1 consists of an identification statement, engineer's notes pertinent to the Exhibit and the Certificate.

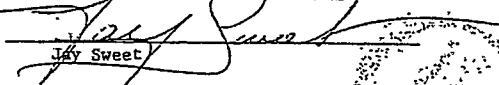
SURVEYOR'S CERTIFICATE

STATE OF FLORIDA
COUNTY OF PALM BEACH

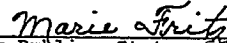
Before me, the undersigned authority duly authorized to administer oaths and take acknowledgments, personally appeared JAY SWEET who after being first duly cautioned and sworn, deposes and says:

1. That he is a duly registered professional land surveyor under the laws of the State of Florida, Certificate Number 2599 and is authorized to practice in this State.
2. Affiant hereby certifies that the construction of the improvement described in the Survey, Plot Plan and Graphic Description of Improvements of the Condominium property (as amended by the substitution of Page 2 of said Exhibit herewith), and the improvements thereon are sufficiently complete so that such material, together with the wording of the Declaration of Condominium of The Lands of the President Condominium Eight-A is an accurate representation of the location and dimensions of the improvements, and that the identifier location and dimensions of the common elements and of each unit can be determined from these materials.
3. Excluded from this Exhibit #1 is that portion of Condominium property referred to in Article IV of the Declaration of Condominium and designated "Recreational Land", the Survey, Plot Plan and Graphic Description of Improvements of said portion of the condominium property being attached to the Declaration of Condominium as Page 2 of Exhibit #4 hereof.

FURTHER AFFIANT SATTIE NAUGHT


Jay Sweet

SWORN TO AND SUBSCRIBED before me
this 8TH day of MARCH, 1977.


Marie Fritz
Notary Public, State of Florida

My Commission expires: Notary Public, State of Florida at Large
My Commission Expires Sept. 23, 1978
Bonded by American Fire & Casualty Co.

NOTES:

- A. Each numbered unit is composed of the apartment and the attached balconies, terraces or porches; if any.
- B. All land and all portions of the buildings or other improvements not located within the boundaries of a unit are parts of the common elements or are limited common elements. As to limited common elements, their use is reserved to the unit or units to which they have been assigned, or will be assigned, to the exclusion of other units, provided however: Easements for maintenance, repairs and improvements are reserved to the Condominium Association.
- C. All dimensions shown in the individual Condominium units are to the interior unpainted, finished (or unfinished) surfaces.
- D. The property description contained herein is the legal description of a portion of the Condominium property submitted to condominium ownership in the Declaration of Condominium. This description also appears in Article I of the Declaration. Excluded from this description is the legal description of that portion of the Condominium property referred to in Article IV hereof and designated "Recreational Land", said legal description being otherwise contained in Article XXV of the Declaration of Condominium and on Page 2 of Exhibit #4 hereof.

2660 PAGE 1201

Exhibit #1, page 1

