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Palm Beach County, Florida
Sharon R. Bock, CLERK & COMPTROLLER
Pgs 0079 - 88; (10pgs)

This instrument was prepared by:
Mark D. Friedman, Esq.
BECKER & POLIAKOFF, P.A.
625 North Flagler Drive - 7th Floor
West Palm Beach, FL 33401
(WC-112)

**CERTIFICATE OF RECORDING
ARTICLES OF INCORPORATION OF
DORCHESTER D CONDOMINIUM ASSOCIATION, INC.**

WHEREAS, the **Declaration of Condominium for Dorchester D Condominium** has been duly recorded in the Public Records of Palm Beach County, Florida, in Official Records Book **1979** at Page **1421**; and

WHEREAS, the Association wants to record the original Articles of Incorporation for Dorchester D Condominium Association, Inc., which Articles of Incorporation were recorded with the Secretary of State on April 14, 1978, because this document has not been recorded in the Public Records of Palm Beach County, Florida; and

NOW, THEREFORE, the Association files the attached Articles of Incorporation not previously recorded.

IN WITNESS WHEREOF, we have set our hands and seals this 26th day of MARCH, 20 17.

**DORCHESTER D CONDOMINIUM
ASSOCIATION, INC.**

[Signature]
Witness

Roger Hotaling
(PRINT NAME)

Sandra Cooper
Witness

sandra cooper
(PRINT NAME)

By: [Signature]
President

Attest [Signature]
Secretary

[Notary page to follow]

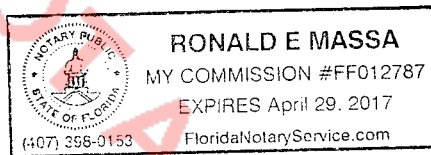
STATE OF FLORIDA
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me this 20TH day of MARCH, 2017, by MARC HADLEY, as President, and MARJORIE MOO, as Secretary, of Dorchester D Condominium Association, Inc., a Florida non-profit corporation.

Personally Known ☐ OR
Produced Identification ☒
CV/ID'S
Type of Identification

NOTARY PUBLIC - STATE OF FLORIDA

Sign Ronald E Massa
Print _____
My Commission expires:



ARTICLES OF INCORPORATION

OF

742441

DORCHESTER D CONDOMINIUM ASSOCIATION, INC.

(A Corporation Not for Profit)

FILED
APR 11 2 11 PM '18
CLERK OF DISTRICT COURT
JULIA M. WILSON, CLERK

THE UNDERSIGNED hereby associate themselves for the purpose of forming a corporation not for profit under Chapters 617 and 719, Florida Statutes, and certify as follows:

ARTICLE I

Name

The name of the corporation is Dorchester D Condominium Association, Inc. (hereinafter referred to as the "Association").

ARTICLE II

Purpose

A. The purpose for which the Association is organized is to provide an entity pursuant to the Condominium Act, Chapter 719, Florida Statutes, (hereinafter referred to as the "Act"), for the operation of the Dorchester D condominium of Century Village of West Palm Beach, Palm Beach County, Florida.

B. The Association will make no distributions of income to its members (as defined in Article IV hereof), Directors or officers.

ARTICLE III

Powers

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

A. The Association will have all the powers of a corporation not for profit not in conflict with the terms of these Articles.

B. The Association will have all the powers and duties set forth in the Act, except as limited by these Articles and the Declaration of Condominium for Dorchester D Condominium Association; and it will have all the powers and duties reasonably necessary to operate said condominium pursuant to the Declaration of Condominium, as it may be amended from time to time, including but not limited to the following:

1. To make and collect assessments against members in order to meet the common expenses of the condominium.
2. To use the proceeds of assessments in the exercise of its powers and duties.
3. To maintain, repair, replace and operate the condominium property.
4. To purchase insurance for the condominium property and for the protection of the Association and its members as unit owners.
5. To reconstruct improvements after casualty and to further improve the condominium property.
6. To make and amend reasonable regulations respecting the use of the condominium property.
7. To approve or disapprove the transfer, mortgage and ownership of units as may be provided by the Declaration of Condominium and the By-Laws of the Association.

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8. To enforce by legal means the provisions of the Act, the Declaration of Condominium, these Articles, the By-Laws of the Association and the Regulations for the use of the condominium property.

9. To contract for the management and operation of the condominium, including the common elements, and thereby to delegate powers and duties of the Association, except such as are specifically required to have approval of the Board of Directors or the membership of the Association.

10. To employ personnel to perform the services required for the proper management and operation of the condominium.

C. The powers of the Association will be subject to and will be exercised in accordance with the provisions of the Declaration of Condominium, the By-Laws of the Association, and the Act.

ARTICLE IV

Members

A. The members of the Association will be all record owners of units in the Dorchester D Condominium.

B. 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.

C. The owner of each unit will be entitled to at least one vote as a member of the Association. The exact number of votes to be cast by unit owners and the manner of exercising voting rights will be determined by the Declaration of Condominium, the By-Laws of the Association, and the Act.

ARTICLE V

Directors

A. The affairs of the Association will be managed by a Board of Directors. The number of Directors will be determined by the By-Laws of the Association, but shall consist of not less than three (3) Directors.

B. Except as provided in subsection V(D) hereof, Directors will be elected at the annual meeting of the members in the manner determined by the By-Laws of the Association. Directors may be removed and vacancies on the Board of Directors will be filled in the manner provided in the By-Laws of the Association.

C. Directors named in these Articles will serve until the election of Directors at the next annual meeting of the members, and any vacancies in their number occurring before said meeting will be filled as provided in the By-Laws.

D. The names and addresses of the members of the first Board of Directors who will hold office until their successors are elected and have qualified, or until removed, are as follows:

Anne Freedman	Dorchester D-72, Century Village West Palm Beach, Florida 33409
Jack Stern	Dorchester D-81, Century Village West Palm Beach, Florida 33409
Frances Berger	Dorchester D-73, Century Village West Palm Beach, Florida 33409
Jerry Newcorn	Dorchester D-75, Century Village West Palm Beach, Florida 33409
Joseph Ohrenstine	Dorchester D-85, Century Village West Palm Beach, Florida 33409
_____	_____
_____	_____
_____	_____

ARTICLE VI

Officers

The affairs of the Association will be administered by the officers designated in the By-Laws of the Association. Said officers will be elected as provided in the By-Laws. The names and addresses of the officers who will serve until their successors are designated are as follows:

President	Anne Freedman Dorchester D-72, Century Village West Palm Beach, Florida 33409
Vice-President	Jack Stern Dorchester D-81, Century Village West Palm Beach, Florida 33409
Secretary	Frances Berger Dorchester D-73, Century Village West Palm Beach, Florida 33409
Treasurer	Jerry Newcorn Dorchester D-75, Century Village West Palm Beach, Florida 33409

ARTICLE VII

Indemnification

Every Director and every officer of the Association will be indemnified by the Association against all expenses and liabilities (including legal 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 wilful misfeasance or malfeasance in the performance of his duties. Provided that in the event of a settlement, this right of indemnification will only apply if the

Board of Directors approves such settlement and reimbursement as being in the best interests of the Association. The foregoing right of indemnification will 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 By-Laws of the Association may be altered, amended or rescinded in the manner provided by said By-Laws.

ARTICLE IX

Amendments

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

A. Notice of the subject matter of a proposed amendment must be included in the notice of any meeting at which a proposed amendment is considered.

B. A resolution for the adoption of a proposed amendment may be proposed either by the Board of Directors or by members of the Association. Directors and members not present in person or by proxy at the meeting considering the amendment may express their approval or disapproval in writing, provided such writing is delivered to the Secretary at or prior to the meeting.

C. Proposed amendments may be passed if approved by not less than seventy-five percent (75%) of the votes of the entire membership of the Association.

D. Provided, however, that no amendment may be made that is in conflict with the Act or the Declaration of Condominium.

E. A copy of each amendment shall be filed with the Secretary of State, State of Florida.

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ARTICLE X

Term

The term of the Association will be perpetual.

ARTICLE XI

Subscribers

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

Anno Freedman	Dorchester D-72, Century Village West Palm Beach, Florida 33409
Jack Stern	Dorchester D-81, Century Village West Palm Beach, Florida 33409
Francesa Berger	Dorchester D-72, Century Village West Palm Beach, Florida 33409

ARTICLE XII

Registered Agent

The registered agent for the corporation shall be Anno Freedman, whose address is Dorchester D-72, Century Village, West Palm Beach, Florida.

IN WITNESS WHEREOF, the subscribers to these Articles of Incorporation have hereunto affixed their seals this 9th day of June, 1978.

Signature of Anno Freedman
Anno Freedman
Secretary of the Association

NOTARY PUBLIC STATE OF FLORIDA AT LARGE
BY COMMISSION EXPIRES APRIL 15, 1984
BONDED BY THE COMMISSIONER OF REVENUE

Signature of Jack Stern
Jack Stern
Signature of Francesa Berger
Francesa Berger

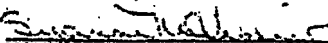
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STATE OF FLORIDA :

COUNTY OF PALM BEACH :

BEFORE ME, the undersigned authority, this day personally appeared ANNE FREEDMAN, JACK STERN and FRANCES BERGER, who acknowledged before me that they have executed the foregoing Articles of Incorporation for the uses and purposes expressed therein.

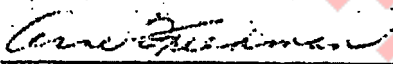
WITNESS my hand and official seal in the County and State last aforesaid this 8th day of April, 1978.


NOTARY PUBLIC

My Commission Expires:
NOTARY PUBLIC STATE OF FLORIDA AT LARGE
BY COMMISSION EXPIRES AUG. 23 1978
BONDED THRU GENERAL COS. UNDERWRITER

ACCEPTANCE OF REGISTERED AGENT

I, the undersigned, hereby accept the designation as Registered Agent for service of process for DORCHESTER D CONDOMINIUM ASSOCIATION, INC.


ANNE FREEDMAN

SWORN TO AND SUBSCRIBED before me this 8th day of April, 1978.


NOTARY PUBLIC

My Commission Expires:
NOTARY PUBLIC STATE OF FLORIDA AT LARGE
BY COMMISSION EXPIRES AUG. 23 1978
BONDED THRU GENERAL COS. UNDERWRITER