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Palm Beach County, Florida
Sharon R. Bock, CLERK & COMPTROLLER
Pgs 1255 - 1265; (11pgs)

This instrument was prepared by:
MARK D. FRIEDMAN, ESQ.
Becker & Poliakoff, P.A.
625 North Flagler Drive – 7th Floor
West Palm Beach, FL 33401
(W-C 112)

**CERTIFICATE OF AMENDMENT TO THE
DECLARATION OF CONDOMINIUM OF
NORTHAMPTON Q CONDOMINIUM
AND THE
ARTICLES OF INCORPORATION AND BY-LAWS FOR
NORTHAMPTON Q CONDOMINIUM ASSOCIATION, INC.**

WHEREAS, the **Declaration of Condominium for Northampton Q Condominium** has been duly recorded in the Public Records of Palm Beach County, Florida, in Official Record Book **2111** at Page **1024**; and

WHEREAS, the By-Laws for Northampton Q Condominium Association, Inc. are attached as an exhibit thereto; and

WHEREAS, the Articles of Incorporation for Northampton Q Condominium Association, Inc. have been duly recorded in the Public Records of Palm Beach County, Florida, in Official Records Book 29781 at Page 1255; and

WHEREAS, at a duly called and noticed meeting of the membership of **Northampton Q Condominium Association, Inc.**, a Florida not-for-profit corporation, held **January 14, 2018**, the aforementioned Declaration of Condominium, Articles of Incorporation and By-Laws were amended pursuant to the provisions of said Declaration of Condominium, Articles of Incorporation and By-Laws.

NOW, THEREFORE, the undersigned hereby certify that the following Amended and Restated Declaration of Condominium, Amended and Restated Articles of Incorporation and Amended and Restated By-Laws are a true and correct copy of the Amended and Restated Declaration of Condominium, Amended and Restated Articles of Incorporation and Amended and Restated By-Laws adopted by the membership at the above-referenced meeting of the membership of the Association, and that the attached Amended and Restated Declaration of Condominium, Amended and Restated Articles of Incorporation and Amended and Restated By-Laws replace the original Declaration of Condominium, Articles of Incorporation and By-Laws recorded on the date and at the official records book and page identified above, and any amendments thereto. All of the exhibits to the original recorded Declaration of Condominium, Articles of Incorporation and

STATE OF FLORIDA
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me this 9 day of March, 2018, by Michael Trotman, as President, and Sherrie Trotman, as Secretary, of Northampton Q Condominium Association, Inc., a Florida non-profit corporation.

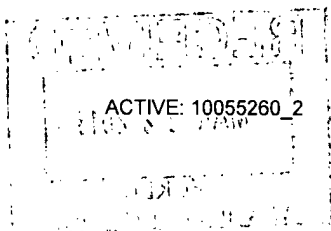
Personally Known OR
Produced Identification ✓
FL driver license
Type of Identification

NOTARY PUBLIC - STATE OF FLORIDA

Sign Michele Davila
Print Michele Davila
My Commission expires: August 5, 2020



My Commission Expires 08/05/2020
Commission No. GG 15569



NOT A CERTIFIED COPY

FILED
APR 14 3 15 PM '78
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

ARTICLES OF INCORPORATION

OF

NORTHAMPTON Q CONDOMINIUM ASSOCIATION, INC.

(A Corporation Not for Profit)

742458

THE UNDERSIGNED hereby associate themselves for the purpose of forming a corporation not for profit under Chapters 617 and 718, Florida Statutes, and certify as follows:

ARTICLE I

Name

The name of the corporation is Northampton Q 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 718, Florida Statutes, (hereinafter referred to as the "Act"), for the operation of the Northampton Q 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.

H-1144

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 Northampton Q 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.

A-1144

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 Northampton Q 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.

A-1144

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:

Joseph Spritzer	Northampton Q-335, Century Village West Palm Beach, Florida 33409
Morris Rosenzweig	Northampton Q-330, Century Village West Palm Beach, Florida 33409
Anne Redalien	Northampton Q-337, Century Village West Palm Beach, Florida 33409
Harry Jacobson	Northampton Q-329, Century Village West Palm Beach, Florida 33409

<u>ABE KALIN</u>	<u>NORTHAMPTON Q-345, CENTURY VILLAGE</u> <u>WEST PALM BEACH, FLORIDA 33409</u>
_____	_____
_____	_____
_____	_____

A-1144

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	Joseph Spritzer Northampton Q-335, Century Village West Palm Beach, Florida 33409
Vice-President	Morris Rosenzeig Northampton Q-330, Century Village West Palm Beach, Florida 33409
Secretary	Anne Redalien Northampton Q-337, Century Village West Palm Beach, Florida 33409
Treasurer	Harry Jacobson Northampton Q-329, 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 willful 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

9-1144

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.

A-1144

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:

Joseph Spritzer	Northampton Q-335, Century Village West Palm Beach, Florida 33409
Morris Rosenzeig	Northampton Q-330, Century Village West Palm Beach, Florida 33409
Anne Redalieu	Northampton Q-337, Century Village West Palm Beach, Florida 33409

ARTICLE XII

Registered Agent

The registered agent for the corporation shall be Joseph Spritzer, whose address is Northampton Q-335, Century Village, West Palm Beach, Florida.

IN WITNESS WHEREOF, the subscribers to these Articles of Incorporation have hereunto affixed their seals this 6th day of April, 1978.

Joseph Spritzer
Joseph Spritzer
Morris Rosenzeig
Morris Rosenzeig
Anne Redalieu
Anne Redalieu

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME, the undersigned authority, this day
personally appeared JOSEPH SPRITZER, MORRIS ROSENZEIG and
ANNE REDALILU, 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 6th day of April,
1978.

Kloria A. Gordon, Notary
NOTARY PUBLIC

My Commission Expires:

NOTARY PUBLIC STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRES SEPT. 26 1980
BONDED \$1000 GENERAL INS. UNDERWRITERS

ACCEPTANCE OF REGISTERED AGENT

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

Joseph Spritzer
JOSEPH SPRITZER

SWORN TO AND SUBSCRIBED before me this 6th
day of April, 1978.

Kloria A. Gordon, Notary
NOTARY PUBLIC

My Commission Expires:

NOTARY PUBLIC STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRES SEPT. 26 1980
BONDED \$1000 GENERAL INS. UNDERWRITERS

CERTIFICATE DESIGNATING PLACE OF BUSINESS OR DOMICILE
FOR THE SERVICE OF PROCESS WITHIN THIS STATE,
AND 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:

That NORTHAMPTON Q CONDOMINIUM ASSOCIATION, INC.,
desiring to organize under the laws of the State of Florida,
with its principal office, as indicated in the Articles of
Incorporation, at the City of West Palm Beach, County of
Palm Beach, State of Florida, has named JOSEPH SPRITZER,
located at Northampton Q-335, Century Village, City of 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 Joseph Spritzer
JOSEPH SPRITZER,
Registered Agent

4-11-18