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DATE: 11/11/1964

B. The said Association shall have all of the powers and duties set forth in the Condominium Act, as well as all of the powers and duties granted to or imposed upon it by this Declaration and the By-Laws of the Association, and all of the powers and duties necessary to operate the Condominium, as set forth in this Declaration and the By-Laws, as they may be amended from time to time.

C. The members of the Association shall consist of all of the record owners of Condominium parcels in this condominium, and their voting rights shall be as provided in Article V. hereinabove and in the By-Laws of the Association attached hereto. Change of membership in the Association and designation of Voting Member shall be as provided in the By-Laws of the Association attached hereto.

D. The affairs of the Association shall be directed by the Board of Directors in the number and designated in the manner provided in the attached Articles of Incorporation By-Laws of the Association.

E. 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.

~~F. The following person, who is a resident of the State of Florida, is designated as the Agent to receive service of process upon the Association: J. F. Plisco, Flagler Court Bldg., West Palm Beach, Florida 33402.~~

Every owner of a Condominium parcel, whether he has acquired his ownership by gift, conveyance or transfer by operation of law, or otherwise, shall be bound by the By-Laws of the Association, the provisions of this Declaration, the Long-Term Lease, the attached Articles of Incorporation and the Management Agreement.

2. Article I and Article IV of the ByLaws are amended as follows:

BY-LAWS OF ~~UNINCORPORATED~~ INCORPORATED ASSOCIATION

ARTICLE I. IDENTITY

The following By-Laws shall govern the operation of the Condominium created by the Declaration of Condominium to which these By-Laws are attached.

~~The Association whose name appears at the end of this instrument is an unincorporated~~ incorporated Association, organized and existing pursuant to the Florida Statute Chapter 718 711-121-Et Seq., Condominium Act for the purpose of administering the aforesaid Condominium. A copy of the Articles of Incorporation of said Association is attached hereto.

....

ARTICLE IV. DIRECTORS

Section 1. Number, Term and Qualifications. The affairs of the Association shall be governed by a Board of Directors composed of not more than seven (7) persons as provided in the Articles of Incorporation, ~~such number of persons as equal the condominium units in the Condominium created by virtue of the Declaration of Condominium to which these By-Laws are~~

attached. It is the general intention of the Association to have as a Director a unit owner from each unit. All Directors shall be members of the Association; provided, however, that until one of the events in Article III, Section 6 of these By-Laws first occurs, all Directors shall be designated by the Developer and need not be members. All Officers of a Corporate unit owner shall be deemed to be members of the Association so as to qualify as a Director herein.

WE HEREBY CERTIFY that the above Amendment was adopted by the affirmative vote of not less than three-fourths (3/4ths) of the total votes of all unit owners; at a duly convened meeting held on Nov. 20, 1997.

SOMERSET L CONDOMINIUM ASSOCIATION

By: [Signature]
President

Attest: Nancy
Secretary

STATE OF FLORIDA :
COUNTY OF PALM BEACH :

BEFORE ME, the undersigned authority, this 23rd day of FEB, 1998, personally appeared H. O'Brien and Nancy Niles, to me known to be the President and Secretary, respectively, of Somerset L CONDOMINIUM ASSOCIATION, a on behalf of the Association. The above (please check one of the following ☐) are personally known to me or ☐ have produced (type of identification) as identification and (please check one of the following) ☐ did or ☐ did not take an oath.

Notary Public
Printed Notary Name
My Commission Expires:

Kurt M. Weiss
12/26/2000
My Commission CC0610323
Expires December 26, 2000

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ARTICLES OF INCORPORATION

Somerset L Condominium Association, Inc.

(A Corporation Not for Profit)

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 **SOMERSET L CONDOMINIUM ASSOCIATION, INC.** (hereinafter referred to as the "Association" or the "Condominium").

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 Somerset L Condominium of Century Village at 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 the 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.

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 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 (1) 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 shall be 7.

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 and the Act.

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:

HOWARD GREEN, PRESIDENT

225 Somerset L
Century Village
West Palm Beach, FL 33417-2134

PAUL F. MERRIMAN, VICE PRESIDENT

231 Somerset L
Century Village
West Palm Beach, FL 33417

DONALD NEEMS, 2ND VICE PRESIDENT

230 Somerset L
Century Village
West Palm Beach, FL 33417

GLORIA WEITZMAN, 3RD VICE PRESIDENT

224 Somerset L
Century Village
West Palm Beach, FL 33417

NANCY NEEMS, SECRETARY

230 Somerset L
Century Village
West Palm Beach, FL 33417

DAVID GOLDSTEIN, TREASURER

217 Somerset L
Century Village
West Palm Beach, FL 33417

RHODA KESSLER, ASST. TREASURER

227 Somerset L
Century Village
West Palm Beach, FL 33417

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:

HOWARD GREEN, PRESIDENT

225 Somerset L
Century Village
West Palm Beach, FL 33417-2134

PAUL F. MERRIMAN, VICE PRESIDENT

231 Somerset L
Century Village
West Palm Beach, FL 33417

DONALD NEEMS, 2ND VICE PRESIDENT

231 Somerset L
Century Village
West Palm Beach, FL 33417

GLORIA WEITZMAN, 3RD VICE PRESIDENT

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Century Village
West Palm Beach, FL 33417

RHODA KESSLER, ASST. TREASURER

227 Somerset L
Century Village
West Palm Beach, FL 33417

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)

reason ably incurred by or imposed upon him or her in connection with any proceeding or any settlement of any proceeding to which he or she may be a party or in which he or she may become involved by reason of his or her being or having been a Director or officer of the Association, whether or not he or she is a Director or officer of the Association 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 or her 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 matters 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 those present in person or proxy, provided a quorum is present.

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

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

ARTICLE X

Term

The term of the Association will be perpetual.

ARTICLE XI

Incorporator

The name and address of the Incorporator to these Articles of Incorporation is:

HOWARD GREEN

225 Somerset L
Century Village
West Palm Beach, FL 33417-2134

ARTICLE XII

Corporate Office

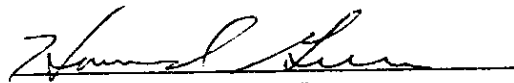
The street address and mailing address of the principal office of this corporation is 225 Somerset L Condominium, Century Village, West Palm Beach, Florida 33417-2134.

ARTICLE XIII

Initial Registered Agent

The initial registered agent for the corporation shall be Howard Green, whose address is the same as the Corporation. I, Howard Green, am familiar with, and accept the duties and responsibilities as registered agent for said corporation.

IN WITNESS WHEREOF, the Incorporator to these Articles of Incorporation has hereunto affixed his seal this 23rd day of Feb, 1998.


HOWARD GREEN
President and Registered Agent

STATE OF FLORIDA:
COUNTY OF PALM BEACH:

ORB 10298 Pg 1285
DOROTHY H. WILKEN, CLERK PB COUNTY, FL

The foregoing instrument was acknowledged before me this 23rd day of Feb, 1998, by HOWARD GREEN, as President and Registered Agent of SOMERSET L CONDOMINIUM ASSOCIATION, INC., a Florida corporation not-for-profit, on behalf of the corporation. He (please check one of the following) ☐ is personally known to me or ☐ has produced C.V. D.I. (type of identification) as identification and (please check one of the following) ☐ did or ☐ did not take an oath.


NOTARY PUBLIC



Kurt M Weiss
My Commission CC0010323
Expires December 31, 2000

Kurt M Weiss
Printed Notary Name

My commission expires: 12/31/2000