

Articles of Incorporation
of
The Coventry Green Homeowners Association, Inc.
(A Corporation Not for Profit)

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ARTICLE I

Name

The name of this corporation shall be THE COVENTRY GREEN HOMEOWNERS ASSOCIATION, INC.

ARTICLE II

Purpose

This Association does not contemplate pecuniary gain or profit to the members thereof, and the specific purposes for which it is formed are to provide for maintenance, preservation and architectural control of the residence lots and any common areas within that certain tract of property located in Palm Beach County, Florida, known as "The Coventry Green at Wellington" and as more fully described in Exhibit "A" attached hereto and to any additional areas as may be added to The Coventry Green of Wellington which are specifically subject to the jurisdiction of this corporation by Declarations of Restrictions recorded in the Public Records of Palm Beach County, Florida;

and to promote the health, safety and welfare of the residents within the above described property and any additions thereto as may hereafter be brought within the jurisdiction of this Association for his purpose to:

- (A) exercise all of the powers and privileges and to perform all of the duties and obligations of the Association as set forth in that certain Declaration of Covenants, Conditions and Restrictions, hereinafter called the "Declaration", applicable to the property and recorded or to be recorded in the Office of the Public Records of Palm Beach County and as the same may be amended from time to time as therein provided, said Declaration being incorporated herein as if set forth at length;
- (B) fix, levy, collect and enforce payment by any lawful means, all charges or assessments pursuant to the terms of the Declaration; to pay all expenses in connection therewith and all office and other expenses incident to the conduct of the business of the Association, including all licenses, taxes or governmental charges levied or imposed against the property of the Association;
- (C) acquire (by gift, purchase or otherwise), own, hold, improve, build upon, operate, maintain, convey, sell, lease, transfer, dedicate for public use or otherwise dispose of real or personal property in connection with the affairs of the Association (including units within the development);
- (D) borrow money and, with the assent of two-thirds (2/3) of the members, mortgage, pledge, deed in trust, or hypothecate any or all of its real or personal property as security for money borrowed or debts incurred;
- (E) dedicate, sell or transfer all or any part of the Common Area to any public agency, authority, or utility for such purposes and subject to such conditions as may be agreed to by the members. No such dedication or transfer shall be effective unless an instrument has been signed by two-thirds (2/3) of the members, agreeing to such dedication, sale or transfer;

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- (F) participate in mergers and consolidations with other non-profit corporations organized for the same purposes or annex additional residential property and Common Area, provided that any such merger, consolidation or annexation shall have the assent of two-thirds (2/3) of the members;
- (G) have and to exercise any and all powers, rights and privileges which a corporation organized under the Non-Profit Corporation Law of the State of Florida by law may now or hereafter have or exercise;
- (H) to contract with third parties to perform the functions of the corporation.

ARTICLE III

Membership

Every person or entity who is a record owner of a fee or undivided fee interest in any lot which is subject by covenants of record to assessment by the Association, including contract sellers, shall be a member of the Association. The foregoing is not intended to include persons or entities who hold an interest merely as security for the performance of an obligation. Membership shall be appurtenant to and may not be separated from ownership of any lot which is subject to assessment by the Association. All Owners shall be entitled to one vote for each lot owned. When more than one person holds an interest in any lot, all such persons shall be members. The vote for such lot shall be exercised as they among themselves determine, but in no event shall more than one vote be cast with respect to any lot.

ARTICLE IV

Term

The existence of the Corporation shall be perpetual unless it is terminated by law or the Declaration of Restrictions which describe the Corporation shall be terminated.

ARTICLE V

Names and Residences of Incorporators

The names of the incorporators to these Articles of Incorporation are:

Jim Woolbert, 2701 East Sunrise Blvd., Ft. Lauderdale, Fla. 33304
Wallace S. Karutz, 2701 E. Sunrise Blvd., Ft. Lauderdale, FL 33304

Sandra Mollozzi, 985 S.E. 22nd Avenue, Pompano, FL 33062

ARTICLE VI

Officers

The affairs of the Corporation shall be managed by its Board of Directors, who shall be elected at the Annual Stockholders Meeting of the Corporation. The Officers of the Corporation shall be a President, Secretary and Treasurer, and such other Officers as the Board of Directors may from time to time designate, which Officers shall be elected annually by the Board of Directors.

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ARTICLE VII

Names of Officers

The names of the Officers who are to serve until the first election or appointment are as follows:

Wallace Karutz, President
Jim Woolbert, Secretary
Sandra Mollozzi, Treasurer

ARTICLE VIII

Board of Directors

The Board of Directors shall consist of not less than two (2) nor more than five (5) persons and the names and addresses of the persons who are to serve as such until the first election thereof are as follows:

Wallace S. Karutz, 2701 E. Sunrise Blvd., Ft. Lauderdale, FL 33304
Sandra Mollozzi, 985 S.E. 22nd Avenue, Pompano, FL 33062
Jim Woolbert, 2701 E. Sunrise Blvd., Ft. Lauderdale, FL 33304

ARTICLE IX

By-Laws

The original By-Laws are to be made by the original Board of Directors. The same may thereafter be amended, altered or rescinded only in accordance with the provisions of such By-Laws.

ARTICLE X

Amendment of Articles

The Articles of Incorporation of the Corporation may be amended upon the approval of the Board of Directors and ratified by a vote of sixty-six and two-thirds per cent (66-2/3%) of the entire membership of the corporation.

ARTICLE XI

Registered Office

The street address of the registered office of this corporation is 4000 N. Federal Highway, Suite 210, Boca Raton, Fla. 33431 and the registered agent of the corporation at that address until the Board of Directors shall designate otherwise is Frank P. Mehek, Jr., Esquire.

WE, THE UNDERSIGNED, being each of the subscribers hereto, do hereby subscribe to these Articles of Incorporation and in witness whereof, we have hereunto set our hands and seals this 5 day of AUG., 1986.

In the presence of:

Wallace S. Karutz

Jim Woolbert

Sandra Mollozzi

Wanda M. Linares

Notary Public, State of Florida
My Commission Expires May 14, 1987
Notary Public, State of Florida - Insurance, 1986

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RECORDER'S MEMO: Legibility of Writing, Typing or Printing unsatisfactory in this document when received.

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME, a Notary Public, personally appeared Wallace Karutz
Jim Lindbrat and SANDRA MOLLOZZI known to
me who upon oath acknowledged before me that they executed the foregoing Articles
of Incorporation for the purposes therein expressed.

SWORN TO AND SUBSCRIBED before me this 8th day of AUG., 1986.

Ernest M. Levine
Notary Public

Notary Public, State of Florida
My Commission Expires May 14, 1987
Requid 2001 1000 1000000, 1986

This is not a certified copy

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DEDICATION

KNOW ALL MEN BY THESE PRESENTS, that NEXUS DEVELOPMENT CORPORATION, a Florida Corporation, owners of the land shown hereon, being Parcel "C", of the Plat of South Shore No. 2A of Wellington, in Section 11, Township 44 South, Range 41 East, in Palm Beach County, Florida; said parcel of land shown hereon as "COVENTRY GREEN AT WELLINGTON", being more particularly described as follows:

Being all of Parcel "C", SOUTH SHORE NO. 2A OF WELLINGTON, according to the Plat thereof, as recorded in Plat Book 31, Page 116 through 119, Public Records of Palm Beach County, Florida.

CONTAINING 5.7826 acres of land, more or less.

HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON, AND DO HEREBY DEDICATE AS FOLLOWS:

1. CANTERBURY CIRCLE is hereby dedicated to the Board of County Commissioners of Palm Beach County, Florida, for the perpetual use of the public for proper purposes.
2. The Limited Access Easement as shown is dedicated to said Board of County Commissioners for the purpose of control and jurisdiction over access rights.
3. The Ingress and Egress Easement, and the Access Easements as shown is dedicated to the Coventry Green Homeowners Association, and is the perpetual maintenance obligation of said Association.
4. Tract "A" is Common Area, and is hereby dedicated to the Coventry Green Homeowners Association and is the perpetual maintenance obligation of said Association.
5. The use of the Utility and Drainage Easements as shown are hereby dedicated in perpetuity for the construction and maintenance of utilities and drainage.

IN WITNESS WHEREOF, THE NEXUS DEVELOPMENT CORPORATION, A FLORIDA CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE PRESIDENT AND ATTESTED TO BY ITS SECRETARY AND ITS CORPORATION SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 16th DAY OF APRIL, A.D. 1981.

NEXUS DEVELOPMENT CORPORATION

ATTEST:

Michael K. Hoff
MICHAEL K. HOFF
SECRETARY

BY:

Robert M. Sweeney
ROBERT M. SWEENEY
VICE PRESIDENT

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ACKNOWLEDGEMENT

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

BEFORE ME PERSONALLY APPEARED ROBERT M. SWEENEY AND MICHAEL K. HOFF, TO ME WELL KNOWN, AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT AND SECRETARY RESPECTIVELY OF THE NEXUS DEVELOPMENT CORPORATION, A FLORIDA CORPORATION, AND SEVERAL

RECORDER'S MEMO: Legibility of Writing, Typing or Printing unsatisfactory in this document when received.

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CERTIFICATE DESIGNATING (OR CHANGING) PLACE OF BUSINESS OR DOMICILE FOR THE SERVICE OF PROCESS WITHIN THIS 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 COVENTRY GREEN HOMEOWNERS ASSOCIATION, INC.
(Name of Corporation)
desiring to organize under the laws of the State of Florida with its principal office, as indicated in the Articles of Incorporation at City of Boca Raton, County of Palm Beach, State of Florida, has named FRANK P. MEHOK, JR., ESQUIRE
(Name of Resident Agent)
located at 4000 N. Federal Highway, Suite 210
(Street address and number of building.
Post Office address not acceptable)
City of Boca Raton, County of Palm Beach, State of Florida, as its agent to accept service of process within this state.

ACKNOWLEDGMENT: (MUST BE SIGNED BY DESIGNATED AGENT)

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 
Signature (Resident Agent)
FRANK P. MEHOK, JR.

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