



**ARTICLES OF INCORPORATION
OF THE SHORES OF JUPITER HOME OWNERS ASSOCIATION, INC.**

Complied Version as of December 31, 2003

This document is believed to be accurate, however the copy(s) on file with the Clerk of the Court for Palm Beach County, Florida is the official document(s)

This document is a restated version of the “**ARTICLES OF INCORPORATION OF THE SHORES OF JUPITER HOME OWNERS ASSOCIATION**” and is based on the following:

NO AMENDMENTS AS OF DECEMBER 31, 2003

Reviewed by:

/s/ S. Robert Schmidt

S. Robert Schmidt
Chairman – Documents Committee
The Shores of Jupiter Home Owners Association

Approved by:

/s/ Emily O’Mahoney

Emily O’Mahoney
President
The Shores of Jupiter Home Owners Association

ARTICLES OF INCORPORATION
OF
THE SHORES OF JUPITER HOME OWNERS ASSOCIATION, INC.

ARTICLE I

The name of this Corporation shall be THE SHORES OF JUPITER HOME OWNERS ASSOCIATION, INC.

ARTICLE II

The street address of the initial registered office of this Corporation *is* 1655 Palm Beach Lakes Boulevard, Suite #410, West Palm Beach, Florida 33401.

ARTICLE III

The general nature, objects and purposes of the Association shall be:

- (a) To promote the health, safety, and social welfare of future owners of property described as THE SHORES, located in Section 34, Township 40 South, Range 42 East, Palm Beach County, Florida, to be recorded in the Public Records of Palm Beach County, Florida.
- (b) To provide for the improvement, maintenance and preservation of the aforesaid property.
- (c) To administer and enforce all of the terms and conditions of that certain Declaration of Protective Covenants, Restrictions, Reservations, Servitudes and Easements to be recorded in the Public Records of Palm Beach County, Florida, those matters as shown on the Plat to be recorded.
- (d) To operate without profit for the sole and exclusive benefit of its members.

ARTICLE IV

The Association shall have all of the powers and duties reasonably necessary to operate and maintain the Association, including, but not limited to, the following:

- (a) To exercise all of the powers, privileges and duties set forth in the aforesaid Agreement as it presently exists and as may, from time to time, be amended.
- (b) To establish, levy, collect and enforce payment of all fees, dues, charges or assessments pursuant to the terms of the aforesaid Declaration or By-Laws of the Association for all purposes of the Association and to create and establish reasonable reserves for all such purposes.
- (c) To pay all expenses incident to the conduct of the business of the Association.
- (d) To promulgate or enforce rules, regulations, By-Laws, covenants, restrictions or agreements to effectuate all of the purposes for which the Association is organized.
- (e) To purchase, lease, hold, sell, mortgage or otherwise acquire or dispose of real or personal property and to enter into, make, perform or carry out contracts of every kind with any person, firm, corporation or association.
- (f) To charge recipients for services rendered by the Association and the user for the use of Association property where such is deemed appropriate by the Association.
- (g) To pay taxes and other charges, if any, on or against any property owned, used or accepted by the Association.
- (h) To borrow money and to make, accept, endorse, execute and issue debentures, promissory notes or other obligations of the Association for money borrowed or in payment for property acquired or for any other purposes of the Association and to secure the payments for such obligations by mortgages, pledges, or other instruments of trust by liens upon or assignment of or agreement in regard to all or any part of the property rights or privileges of the Association.
- (i) To exercise any and all powers, rights and privileges which a corporation organized under the Corporations Not-for-Profit Law of the State of Florida by law may now or hereafter have or exercise.

ARTICLE V

The Members of the Association shall consist of the owners of platted lots in plats to be recorded in the Public Records of Palm Beach County, Florida subdividing the property described in Exhibit "A" to these Articles. All such plats will be recorded at the discretion of the owner of Such property. Membership shall be as a result of the ownership of a platted lot in the aforesaid Plats and may not be separated from such ownership.

ARTICLE VI

(a) Each Member shall be entitled to one (1) vote for each platted lot owned. In the event the platted lot is owned by more than one (1) person, all of such persons shall be entitled to a total of one (1) vote so that each platted lot in represented by one (1) vote. There shall be no splitting or division of votes and multiple owners shall designate one of their number to cast the vote represented by the lot.

(b) The Association shall obtain funds with which to operate by the assessment of its Members in accordance with the provisions of the By-Laws of the Association. All fees, dues, charges and assessments shall be due and payable in such manner and at such time as the Board of Directors of the Association shall designate and the collection of same may be enforced by all lawful means as provided in the aforesaid Declaration and in the By-Laws.

ARTICLE VII

(a) The affairs of the Association shall be managed by a Board of Directors consisting of not less than two (2) nor more than seven (7) Directors who need not be Members of the Association. The initial Board of Directors shall consist of two (2) Directors, who shall hold office until the election of their successors. The exact number of Directors shall be fixed from time to time at the Annual Meeting by the Members.

(b) The names and addresses of the Members of the first Board of Directors who shall hold office until the Annual Meeting of the Members or until their successors are elected or appointed, and have qualified, are as follows:

MASON SIMPSON	1655 Palm Beach Lakes Blvd., Suite #410 West Palm Beach, Florida 33401
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GENE GALUI	1655 Palm Beach Lakes Blvd., Suite #410 West Palm Beach, Florida 33401
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ARTICLE VIII

(a) The Officers of the Association shall be a President, a Vice President, a Secretary, a Treasurer, and such other Officers as the Board of Directors may from time to time, by resolution, establish. Any two (2) or more offices may be held by the same person except the offices of president and Secretary. The Officers shall be elected by the Board of Directors at the first meeting of the Board of Directors following the Annual Meeting of the Members of the Association.

(b) The names and addresses of the initial Officers who shall serve until their successors are elected by the Board of Directors, are:

MASON SIMPSON	President 1655 Palm Beach Lakes Blvd., suite #410 West Palm Beach, Florida 33401
GENE GALUI	Vice President/Secretary/Treasure 1655 Palm Beach Lakes Blvd., suite #410 West Palm Beach, Florida 33401

ARTICLE IX

The Corporation shall have perpetual existence.

ARTICLE X

The Board of directors shall adopt By-Laws consistent with these Articles and said By-Laws may be amended, altered or rescinded by the Board of Directors of the Association in the manner provided in said By-Laws.

ARTICLE XI

Each and every Officer and Director of the Association shall be indemnified by the Association against all costs, expenses, and liabilities, including legal fees reasonably incurred by or imposed upon such Office or Director in connection with any claim, demand or proceeding to which such Officer or Director may be a party or in which such Officer or Director may become involved by reason of his being or having been an Officer or Director of this Association, whether or not such person is an Officer or Director at the time such expenses are incurred, provided, however, if such Officer or Director is adjudged guilty of willful misfeasance

or willful malfeasance in the performance of the duties of such Officer or Director, the Association shall not indemnify such Officer or Director. In the event of a settlement of any claim or proceeding, the indemnification herein provided shall be applicable only when the Board of Directors of the Association shall approve such settlement and shall determine that such indemnification shall be in the best interests of the Officer or Director and the Association. The Association may purchase such insurance policies as the Board of Directors of the Association shall deem appropriate to provide such indemnification. The foregoing right of indemnification shall be in addition to, but not exclusive of, any and all other rights to which such Officer or Director may be entitled.

ARTICLE XII

(a) No contract or transaction between the Association and one or more of its Officers or Directors or between the Association and any other legal entity in which one or more of the Officers or Directors of the Association are interested in any manner, shall be invalid, void or voidable solely for that reason, or solely because an Officer or Director of the Association is present at or participates in the meeting of the Board of Directors of the Association or any committee thereof which authorizes such a contract or transaction, or solely because of the vote of such Officer or Director in connection therewith. No Officer or Director of the Association shall incur liability by reason of the fact that such Officer or Director is or may be interested in any such contract or transactions.

(b) Interested Directors may be counted in determining the presence of a quorum at the meeting of the Board of Directors or any committee thereof, which authorizes contracts or transactions.

ARTICLE XIII

The Association may be dissolved upon the written consent of three-quarters (3/4) of the votes entitled to be cast. Upon dissolution of the Association, other than incident to a merger or consolidation, the assets of the Association shall be dedicated to an appropriate public agency and shall be used for purposes similar to those of which this Association was created. In the event that such dedication is refused or in the event that those persons voting for dissolution so indicate, such assets shall be granted, conveyed or assigned to any other non-profit corporation devoted to such similar purposes.

ARTICLE XIV

These Articles may be altered, amended or repealed in the following manner:

(a) Notice of the proposed Amendment shall be included in the notice of any meeting in which a proposed Amendment is considered.

(b) A resolution for the adoption of the proposed Amendment may be proposed either by the Board of Directors or by the Members of the Association. Approval of a proposed Amendment must be by a majority of the Board of Directors of the Association and not less than seventy-five percent (75%) of the votes entitled to be cast by Members or by the unanimous approval of the initial Board of Directors until the first annual election of Directors.

ARTICLE XV

The Registered Agent of the Association to accept service of process in this state and who shall serve until replaced by the Board of Directors of the Association shall be MASON SIMPSON, and his address is 1655 Palm Beach Lakes Boulevard, Suite #410, West Palm Beach, Florida 33401.

ARTICLE XVI

The names and addresses of the Subscribers to these Articles of incorporation are:

MASON SIMPSON	1655 Palm Beach Lakes Blvd., Suite #410 West Palm Beach, Florida 33401
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GEND GALUI	1655 Palm Beach Lakes Blvd., Suite #410 West Palm Beach, Florida 33401
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LEGAL DESCRIPTION

A PARCEL OF LAND LYING IN SECTIONS 27 AND 34. TOWNSHIP 40 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, TOGETHER WITH A PORTION OF THE PLAT OF LOXAHATCHEE GARDEN FARMS, AS RECORDED IN PLAT BOOK 2, PAGE 68, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 34, THENCE SOUTH 89° 49'29" EAST (ASSUMED) ALONG THE NORTH LINE OF SAID SECTION 34, A DISTANCE OF 25.00 FEET TO THE POINT OF BEGINNING OF THE PARCEL TO BE HEREIN DESCRIBED; THENCE CONTINUE SOUTH 89°49'29" EAST, A DISTANCE OF 2616.12 FEET TO THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 34; THENCE, NORTH 00°03'37" EAST, A DISTANCE OF 972.15 FEET; THENCE SOUTH 89°48'18" EAST, A DISTANCE OF 1508.23 FEET; THENCE SOUTH 00°09'54" WEST, A DISTANCE OF 1059.72 FEET; THENCE SOUTH 82°54'21" EAST, A DISTANCE OF 66.58 FEET; THENCE SOUTH 86°55'16" EAST, A DISTANCE OF 263.51 FEET; THENCE SOUTH 70°44'55" EAST, A DISTANCE OF 277.58 FEET; THENCE 43°34'23" EAST, A DISTANCE OF 279.02 FEET; THENCE SOUTH 46°39'22" EAST, A DISTANCE OF 228.64 FEET; THENCE SOUTH 80°39'02" EAST, A DISTANCE OF 200.00 FEET; THENCE SOUTH 00°01'29" WEST, A DISTANCE OF 730.37 FEET; THENCE NORTH 89°50'46" WEST, A DISTANCE OF 2645.01 FEET; THENCE SOUTH 00°21'02" EAST, A DISTANCE OF 1281.46 FEET; THENCE NORTH 89°54'13" WEST, A DISTANCE OF 60.00 FEET; THENCE SOUTH 00°21'02" EAST, A DISTANCE OF 2044.35 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE HAVING A CENTRAL ANGLE OF 05°42'37" AND A RADIUS OF 1710.00 FEET, A DISTANCE OF 170.43 FEET; THENCE SOUTH 06°03'39" EAST, A DISTANCE OF 102.40 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE WEST; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE HAVING A CENTRAL ANGLE OF 02°16'40" AND A RADIUS OF 1740.00 FEET, A DISTANCE OF 69.17 FEET; THENCE SOUTH 00°07'08" WEST, A DISTANCE OF 273.94 FEET; THENCE NORTH 89°15'51" WEST, A DISTANCE OF 650.17 FEET; THENCE NORTH 00°01'54" WEST, A DISTANCE OF 1297.33 FEET; THENCE NORTH 89°35'04" WEST, A DISTANCE OF 653.23 FEET; THENCE NORTH 00°10'03" WEST, A DISTANCE OF 1310.79 FEET; THENCE NORTH 89°54'13" WEST, A DISTANCE OF 1304.91 FEET; THENCE NORTH 00°03'18" EAST, A DISTANCE OF 2646.45 FEET TO THE POINT OF BEGINNING AFORE DESCRIBED LESS AND EXCEPTING THE FOLLOWING DESCRIBED PARCEL:

BEGINNING AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 34; THENCE SOUTH 89°47'22" EAST (ASSUMED) ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 34, A DISTANCE OF 208.71 FEET; THENCE SOUTH 00°21'02" EAST, A DISTANCE OF 208.71 FEET; THENCE NORTH 89°47'22" WEST, A DISTANCE OF 208.71 FEET; THENCE NORTH 00°21'02" WEST, A DISTANCE OF 208.71 FEET TO THE POINT OF BEGINNING AFORE DESCRIBED.