

State of Florida
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OFFICIAL COPY
Department of State

I certify that the attached is a true and correct copy of the Articles of Incorporation of
SUMMIT TOWERS CONDOMINIUM ASSOCIATION, INC.

filed on October 30, 1981

The Charter Number for this corporation is 758109

Given under my hand and the
Great Seal of the State of Florida,
at Tallahassee, the Capital, this the
30th day of October 1981



George Firestone
Secretary of State

Oct 30 1988

ARTICLES OF INCORPORATION

DIVISION
CORPORATION
MIAMI FLORIDA

WE, the undersigned, hereby associate ourselves together for the purpose of forming a non-profit Corporation under the laws of the State of Florida, pursuant to Florida Statute 617 et seq., and hereby certify as follows:

ARTICLE I.

The name of this Corporation shall be:

SUMMIT TOWERS CONDOMINIUM ASSOCIATION, INC.

ARTICLE II.

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The general purpose of this non-profit Corporation shall be as follows: To be the "Association" (as defined in the Condominium Act of the State of Florida, F.S. 718 et seq.) for the operation of THE SUMMIT, a Condominium to be created pursuant to the provisions of the Condominium Act, and as such Association, to operate and administer said Condominium and carry out the functions and duties of said Condominium Association, as set forth in the Declaration of Condominium establishing said Condominium and Exhibits annexed thereto.

ARTICLE III.

All persons who are owners of condominium parcels within said Condominium shall automatically be members of this Corporation. Such membership shall automatically terminate when such person is no longer the owner of a condominium parcel. Membership in this Corporation shall be limited to such condominium parcel owners.

Subject to the foregoing, admission to and termination of membership shall be governed by the Declaration of Condominium that shall be filed for said Condominium among the Public Records of Broward County, Florida.

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ARTICLE IV.

This Corporation shall have perpetual existence.

ARTICLE V.

The names and residences of the Subscribers to these Articles of Incorporation are as follows:

Louis R. Bianculli, Sr.	513 Palm Drive Hallandale, Florida 33009
Louis R. Bianculli, Jr.	513 Palm Drive Hallandale, Florida 33009
Michael Feinberg	450 North Park Road Suite 832 Hollywood, Florida 33021

ARTICLE VI.

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Section 1. The affairs of the Corporation shall be managed and governed by a Board of Directors composed of not less than three (3) nor more than the number specified in the By-Laws. The Directors, subsequent to the first Board of Directors, shall be elected at the annual meeting of the membership for a term of one (1) year, or until their successors shall be elected and shall qualify. Provisions for such election and provisions respecting the removal, disqualification and resignation of Directors, and for filling vacancies on the said Directorate, shall be established by the By-Laws.

Section 2. The principal Officers of the Corporation shall be:

President
Vice President
Secretary
Treasurer

(the last two Offices may be combined), who shall be elected from time to time, in the manner set forth in the By-Laws as adopted by the Corporation.

ARTICLE VII.

The names of the Officers who are to serve until the first election of Officers, pursuant to the terms of the Declaration of Condominium and By-Laws, are as follows:

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Louis R. Biancullu, Sr. President
Louis R. Bianculli, Jr. Vice President
Michael Feinberg Secretary

ARTICLE VIII.

The following persons shall constitute the first Board of Directors and shall serve until the first election of the Board of Directors at the first regular meeting of the membership.

Address as to Directors

Louis R. Bianculli, Sr. 513 Palm Drive
Hallandale, Florida 33309

Louis R. Bianculli, Jr. 513 Palm Drive
Hallandale, Florida 33009

Michael Feinberg 450 North Park Road
Suite 832
Hollywood, Florida 33021

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ARTICLE IX.

The street address of the initial Registered Office of this Corporation is: 450 North Park Road, Suite 832, City of Hollywood, Florida, 33021, and the name of the initial Registered Agent is MICHAEL FEINBERG.

ARTICLE X.

The By-Laws of the Corporation shall initially be made and adopted by its first Board of Directors.

Prior to the time the property described in Article II hereinabove has been submitted to condominium ownership by the filing of the Declaration of Condominium, said first Board of Directors shall have full power to amend, alter or rescind the said By-Laws by a majority vote.

After the property described in Article II hereinabove has been submitted to condominium ownership by the filing of the Declaration of Condominium, the By-Laws may be amended, altered, supplemented or modified by the membership at the Annual Meeting, or at a duly convened special meeting of the membership, attended by a majority of the membership, by vote, as follows:

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- A. If the proposed change has been approved by the unanimous approval of the Board of Directors, then it shall require only a majority vote of the total membership to be adopted.
- B. If the proposed change has not been approved by unanimous vote of the Board of Directors, then the proposed change must be approved by three-fourths (3/4) of the total vote of the membership.

No Amendment shall change the rights and privileges of the Developer referred to in the Declaration without the Developer's written approval.

ARTICLE XI.

Amendments to these Articles of Incorporation may be proposed by any member of director, and shall be adopted in the same manner as is provided for the amendment of the By-Laws, as set forth in Article X above. Said Amendment(s) shall be effective when a copy thereof, together with an attached Certificate of its approval by the membership, sealed with the Corporate Seal, signed by the Secretary or an Assistant Secretary, and executed and acknowledged by the President or Vice-President, has been filed with the Secretary of State and all filing fees paid.

ARTICLE XII.

This Corporation shall have all the powers set forth in Florida Statute 617.021, all of the powers set forth in the Condominium Act of the State of Florida, and all powers granted to it by the Declaration of Condominium and Exhibits thereto annexed.

ARTICLE XIII.

There shall be no dividends paid to any of the members, nor shall any part of the income of the Corporation be distributed to its Board of Directors or officers. In the event there are any excess receipts over disbursements as a result of performing services, such excess shall be applied against future expenses. The Corporation may not pay compensation to its members, directors and officers for services

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rendered, may not confer benefits upon its members in conformity with its purposes, and upon dissolution or final liquidation, may make distribution to its members as is permitted by the Court having jurisdiction thereof, and no such payment, benefit or distribution shall be deemed to be a dividend or distribution of income.

This Corporation shall issue no shares of stock of any kind or nature whatsoever. Membership in the Corporation and the transfer thereof, as well as the number of members, shall be upon such terms and conditions as provided for in the Declaration of Condominium and By-Laws. The voting rights of the owners of parcels in said Condominium property shall be as set forth in the Declaration of Condominium and/or By-Laws.

ARTICLE XIV.

The foregoing terms and provisions of Article I through Article XIII, inclusive, of these Articles of Incorporation shall be limited and deemed amended to comply with the applicable provisions of Chapter 718 of the laws of the State of Florida as of the date of the recording of the aforescribed Declaration in the Public Records of the County where same is located, where such provisions of said Chapter are determined as a matter of law to apply to and be paramount to the applicable terms and provisions of these Articles of Incorporation.

IN WITNESS WHEREOF, the Subscribers hereto have hereunto set their hands and seals, on this 28 day of

October, ¹⁹⁸¹ 1979.

Signed, sealed and delivered in the presence of,

Henry S. Ross
Mary Lu Olivera
(As to Bianculli, Sr.)

Louis R. Bianculli, Sr. (SEAL)
Louis R. Bianculli, Sr.

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Henry S. Ross
Mary L. O'Brien
(As to Bianculli, Jr.)
Henry S. Ross
James Black
(As to Feinberg)

[Signature] (SEAL)
Louis R. Bianculli, Jr.

[Signature] (SEAL)
Michael Feinberg

STATE OF FLORIDA)
COUNTY OF BROWARD)SS

BEFORE ME, the undersigned authority, personally appeared:

LOUIS R. BIANCULLI, SR.
LOUIS R. BIANCULLI, JR.
MICHAEL FEINBERG

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who, after being by me first duly sworn, acknowledged that they executed the foregoing Articles of Incorporation of SUMMIT TOWERS CONDOMINIUM ASSOCIATION, INC. a Florida Corporation not for profit, for the purposes therein expressed.

WITNESS my hand and official seal at the State and County aforesaid, this 28 day of October, ~~1979~~ ¹⁹⁸¹

Henry S. Ross (SEAL)
NOTARY PUBLIC

My commission expires:
Notary Public, State of Florida at Large
My Commission expires February 7, 1985



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CERTIFICATE DESIGNATING PLACE OF BUSINESS OR RESIDENCE FOR THE SERVICE OF PROCESS WITHIN THIS STATE, NAMING AGENT UPON WHOM PROCESS MAY BE SERVED.

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DIVISION OF CORPORATIONS
MIAMI FLORIDA

In pursuance of Chapter 48,091, Florida Statutes, the following is submitted, in compliance with said Act:

First--That SUMMIT TOWERS CONDOMINIUM ASSOCIATION, INC., desiring to organize under the laws of the State of Florida with its principal office, as indicated in the Article of Incorporation at City of Hollywood, County of Broward, State of Florida, has named Michael Feinberg, located at 450 North Park Road, Suite 832, City of Hollywood, County of Broward, State of Florida, as its agent to accept service of process within this state.

ACKNOWLEDGEMENT: (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: 
(Resident Agent)
Michael Feinberg

JDK51D

RECORDED IN THE OFFICIAL RECORDS BOOK
OF BROWARD COUNTY, FLORIDA
GRAHAM W. WATT
COUNTY ADMINISTRATOR

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