

EXHIBIT "C" TO THE
DECLARATION OF CONDOMINIUM OF
BRIDGEPOINTE AT BROKEN SOUND, A CONDOMINIUM

ARTICLES OF INCORPORATION
OF
BRIDGEPOINTE AT BROKEN SOUND CONDOMINIUM ASSOCIATION, INC.

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OF
BRIDGEPOINTE AT BROKEN SOUND CONDOMINIUM ASSOCIATION, INC.

The undersigned, for the purpose of forming a not-for-profit corporation in accordance with the laws of the State of Florida, acknowledge and file these Articles of Incorporation in the Office of the Secretary of the State of Florida.

ARTICLE I.

NAME

The name of this corporation shall be BRIDGEPOINTE AT BROKEN SOUND CONDOMINIUM ASSOCIATION, INC. For convenience, the corporation shall herein be referred to as the "Association." The initial principal place of business as well as the initial mailing address of the Association shall be 2900 Military Trail, Suite 201 South, Boca Raton, Florida 33431-6308.

ARTICLE II.

PURPOSES AND POWERS

The Association shall have the following powers:

A. To operate BRIDGEPOINTE AT BROKEN SOUND, A CONDOMINIUM (referred to herein as the "Condominium"), and to undertake the performance of, and to carry out the acts and duties incident to the administration of the Condominium in accordance with the terms, provisions, conditions and authorizations contained in these Articles, the Association's Bylaws and the Declaration of Condominium recorded among the Public Records of Palm Beach County, Florida.

B. To borrow money and issue evidences of indebtedness in furtherance of any or all of the objects of its business; to secure the same by mortgage or pledge.

C. To carry out the duties and obligations and receive the benefits given the Association by the Declaration of Condominium.

D. To establish Bylaws and Rules and Regulations for the operation of the Association and to provide for the formal administration of the Association; to enforce the Condominium Act of the State of Florida, the Declaration of Condominium, the Bylaws and the Rules and Regulations of the Association.

E. To contract for the management of the Condominium.

F. To acquire, own, operate, mortgage, lease, sell and trade property, whether real or personal, as may be necessary or convenient in the administration of the Condominium.

G. The Association shall have all of the common law and statutory powers of a corporation not for profit which are not in conflict with the terms of these Articles, the Declaration of Condominium, the Bylaws and the Condominium Act. The Association shall also have all of the powers of Condominium Associations under and pursuant to Chapter 718, Florida Statutes, the Condominium Act, and shall have all of the powers reasonably necessary to implement the purposes of the Association.

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ARTICLE III.

MEMBERS

A. Each Unit Owner in the Condominium and all Directors appointed by the Developer shall automatically be members of the Association. Membership of the Developer appointed Directors shall terminate upon their resignation or the expiration of their term as a Director.

B. Membership, as to all members other than the Developer appointed Directors, shall commence upon the acquisition of fee simple title to a Unit in the Condominium and shall terminate upon the divestment of title to said Unit.

C. On all matters as to which the membership shall be entitled to vote there shall be only one vote for each Unit, which vote shall be exercised in the manner provided by the Declaration of Condominium and the Bylaws.

D. 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.

ARTICLE IV.

EXISTENCE

The Association shall have perpetual existence.

ARTICLE V.

INCORPORATOR

The Incorporator to these Articles of Incorporation is Gordon Deckelbaum, whose address is 2900 Military Trail, Suite 201 South, Boca Raton, Florida 33431-6308.

ARTICLE VI.

DIRECTORS

A. The Condominium and Association affairs shall be managed by a Board of Directors composed initially of three (3) persons, in accordance with Article III of the Association's Bylaws.

B. The number of directors to be elected, the manner of their election and their respective terms shall be as set forth in Article III of the Association's Bylaws. Should a vacancy occur on the Board with respect to a Developer appointed director, the Developer shall appoint a new director to fill the vacancy. Should a vacancy occur on the Board with respect to a director elected by Unit Owners other than the Developer, the remaining directors elected by Unit Owners other than the Developer shall select a member to fill the vacancy until the next annual meeting of the membership. In the event there are no remaining directors elected by Unit Owners, then the Board shall call a special meeting of the Members in order to elect a director.

The following persons shall constitute the initial Board of Directors and they shall hold office for the term and in accordance with the provisions of Article III of the Association's Bylaws:

<u>NAME</u>	<u>ADDRESS</u>
Gordon Deckelbaum	2900 Military Trail Suite 201 South Boca Raton, Florida 33431-6308
Morris Richter	2900 Military Trail Suite 201 South Boca Raton, Florida 33431-6308
Sam Richter	2900 Military Trail Suite 201 South Boca Raton, Florida 33431-6308

ARTICLE VII.

OFFICERS

The affairs of the Association shall be administered by the officers designated in the Bylaws, who shall serve at the pleasure of said Board of Directors. The names and addresses of the officers who shall serve until the first election of officers pursuant to the provisions of the Bylaws are as follows:

<u>NAME</u>	<u>TITLE</u>	<u>ADDRESS</u>
Gordon Deckelbaum	President	2900 Military Trail Suite 201 South Boca Raton, FL 33431-6308
Morris Richter	Vice Pres./ Treasurer	2900 Military Trail Suite 201 South Boca Raton, FL 33431-6308
Sam Richter	Secretary	2900 Military Trail Suite 201 South Boca Raton, FL 33431-6308

ARTICLE VIII.

BYLAWS

The Bylaws of the Association shall be adopted by the initial Board of Directors. The Bylaws may be amended in accordance with the provisions thereof, except that no portion of the Bylaws may be altered, amended, or rescinded in such a manner as will prejudice the rights of the Developer of the Condominium or mortgagees of Units without their prior written consent.

ARTICLE IX.

AMENDMENTS TO ARTICLES

Amendments to these Articles shall be proposed and adopted in the following manner:

A. Notice of the subject matter of any proposed amendment shall be included in the notice of the meeting at which the proposed amendment is to be considered.

B. A resolution for the adoption of a proposed amendment may be proposed either by the Board of Directors, acting upon the vote of a majority of the Board of Directors, or by the members of the Association having ten percent (10%) of the votes in the

Association. In order for any amendment or amendments to be effective, same must be approved by an affirmative vote of 66-2/3% of the entire Board of Directors and by an affirmative vote of a majority of the members present at a duly called meeting.

C. In lieu of a meeting, an amendment can be made in writing by approval of one-hundred percent (100%) of all members.

D. No amendment shall make any changes in the qualifications for membership nor the voting rights of the members, without approval in writing by all members and the joinder of all record owners of mortgages upon Condominium Units. No amendment shall be made that is in conflict with the Condominium Act or the Declaration of Condominium.

E. A copy of each amendment adopted shall be filed within ten (10) days of adoption with the Secretary of State, pursuant to the provisions of applicable Florida Statutes.

ARTICLE X.

INDEMNIFICATION

Every director, every officer and every committee member of the Association shall be indemnified by the Association against all expenses and liabilities, including counsel fees reasonably incurred by or imposed upon the director or officer in connection with any proceeding or any settlement thereof to which the director or officer may be a party, or in which the director or officer may become involved by reason of the director or officer being or having been a director or officer of the Association, whether or not a director or officer at the time such expenses are incurred, except in such cases wherein the director or officer is adjudged guilty of willful misfeasance or malfeasance in the performance of the director's or officer's duty; provided that in the event of a settlement, the indemnification herein shall apply only when the Board of directors approves such settlement and reimbursement as being for the best interest of the Association. The foregoing right of indemnification shall be in addition to and not exclusive of all of the rights to which such director or officer may be entitled.

ARTICLE XI.

TRANSACTION IN WHICH DIRECTORS OR OFFICERS ARE INTERESTED

No contract or transaction between the Association and one or more of its directors or officers, or between the Association and any other corporation, partnership, association, or other organization in which one or more of its directors or officers are directors or officers, or have a financial interest, shall be invalid, void or voidable solely for such reason, or solely because the director or officer is present at or participates in the meeting of the Board or committee thereof which authorized the contract or transaction, or solely because his or their votes are counted for such purpose. No director or officer of the Association shall incur liability by reason of the fact that he is or may be interested in any such contract or transaction.

Interested directors may be counted in determining the presence of a quorum at a meeting of the Board of Directors or of a committee which authorized the contract or transaction.

