

JE

Elizabeth P. Benan Esq.
P.O. Box 66
Stuart FL 34995



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OR BK 13071 PG 0872
Palm Beach County, Florida

**CERTIFICATE OF AUTHENTICITY
OF THE
ARTICLES OF INCORPORATION, AMENDMENT TO
THE ARTICLES OF INCORPORATION AND THE BY-LAWS
OF**

**SEAVIEW AT JUNO BEACH PROPERTY OWNER'S ASSOCIATION, INC.
F/N/A SEAVIEW AT JUNO BEACH HOMEOWNERS ASSOCIATION, INC.
(a Corporation Not for Profit)**

The undersigned, the President and Secretary of Seaview at June Beach Property Owner's Association, Inc., do hereby certify that to the best of their knowledge and belief, the attached documents are true and accurate copies of the Articles of Incorporation, Amendment to the Articles of Incorporation and By-Laws as originally adopted by the Board of Directors of Seaview at Juno Beach Homeowners Association, Inc.

IN WITNESS WHEREOF, the undersigned have caused these presents to be signed in its name by its President, Secretary and its corporate seal affixed this 15th day of October, 2001.

WITNESSES:

**SEAVIEW AT JUNO BEACH PROPERTY
OWNER'S ASSOCIATION, INC.**

Nancy J. Barker
Witness Signature

Nancy J. Barker
Printed Name of Witness

Mark Quinn
Witness Signature

Mark Quinn
Printed Name of Witness

By: Will Willis
Will Willis, Its President

[Signature]
Witness Signature

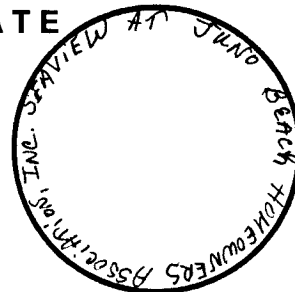
Mark Quinn
Printed Name of Witness

[Signature]
Witness Signature

Virginia Trent
Printed Name of Witness

By: [Signature]
Nancy Barker, Its Secretary

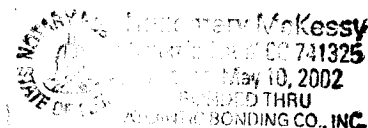
CORPORATE
SEAL



STATE OF FLORIDA
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me this 15th day of October 2001, by Will Willis as President of Seaview at Juno Beach Property Owner's Association, Inc., who is personally known to me ☒ or ☐ who has produced identification [Type of Identification: _____].

Notarial Seal



[Signature]
Notary Public
Printed Name Rosemary McKessy

STATE OF FLORIDA
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me this 15th day of October 2001, by Nancy Barker as Secretary of Seaview at Juno Beach Property Owner's Association, Inc., who is personally known to me ☒ or ☐ who has produced identification [Type of Identification: _____].

Notarial Seal



[Signature]
Notary Public
Printed Name Rosemary McKessy

ARTICLES OF INCORPORATION
OF

SEAVIEW AT JUNO BEACH
HOMEOWNERS ASSOCIATION, INC.,
(a Corporation Not for Profit)

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1. Pursuant to Section 617.021, Florida Statutes, the undersigned hereby submits these Articles of Incorporation.
2. The name of the corporation is Seaview at Juno Beach Homeowners Association, Inc.
3. The adopted Articles of Incorporation are as follows:

ARTICLE I

NAME

see A-1 The name of the corporation shall be SEAVIEW AT JUNO BEACH HOMEOWNERS ASSOCIATION, INC., hereinafter referred to as the "Association", and its duration shall be perpetual. The principal office address is 1225 U.S. Highway One, Suite 200 - Loggerhead Plaza Juno Beach, Florida 33408.

ARTICLE II

PURPOSE

see A-1 The purpose for which the Association is organized is to engage as a non-profit organization in protecting the value of the property of the Members of the Association, to exercise all the powers and privileges and to perform all of the duties and obligations of the Association as defined and set forth in that certain Declaration of Covenants and Restrictions for Seaview at Juno Beach (the "Declaration"), to be recorded in the office of the Clerk of the Circuit Court in and for Palm Beach County, Florida, including the establishment and enforcement of payment of charges and Assessments contained therein, and to engage in such other lawful activities as may be to the mutual benefit of the Members and their property. All terms used herein which are defined in the Declaration shall have the same meaning herein as defined therein.

K. To possess, enjoy and exercise all powers necessary to implement, enforce, and carry into effect the powers above described, including the power to acquire, hold, convey, and deal in real and personal property.

Section 3. Funds and Title to Properties. All funds and title to all properties acquired by the Association and the proceeds thereof shall be held for the benefit of the Members in accordance with the provisions of the Declaration. No part of the income, if any, of the Association shall be distributed to the Members, Directors, or Officers of the Association.

Section 4. Limitations. The powers of the Association shall be subject to and exercised in accordance with the provisions of the Declaration.

ARTICLE IV

MEMBERSHIP

Qualification for, and admission to, membership in the Association shall be regulated by the Declaration and the By-Laws of the Association.

ARTICLE V

BOARD OF DIRECTORS

The affairs of the Association shall be managed by a Association consisting of not less than three (3) nor more than nine (9) Directors. Until such time as Developer relinquishes control of the Association, as described in the Declaration, Developer shall have the right to appoint all members of the Board of Directors and to approve the appointment of all Officers of the Association, and no action of the membership of the Association shall be effective unless, and until, approved by Developer. No such Directors or Officers need be Members of the Association. After Turnover of control of the Association, and so long as Developer owns any property within Seaview at Juno Beach, Developer shall have the right to appoint one (1) member of the Board of Directors; such Director need not be a Member of the Association, however, all other Directors and all Officers elected by the Members of the Association as provided below must be Members of the Association. The number of Directors constituting the initial Board is three (3) and they shall serve until such time as Developer relinquishes control of the Association or until replaced by Developer. Commencing with the first annual meeting of Members following the date on which Developer relinquishes control of the Association, the Directors shall be elected by the Members of the Association at the annual meeting, except that Developer shall have the right to appoint one (1) member of the Board of Directors, as described hereinabove. Developer shall be entitled at any time, and from time to time, to remove or replace any Director originally appointed by Developer. Developer may waive or relinquish in whole or in part any of its rights to appoint any one or more of the Directors it is entitled to appoint. The following persons shall constitute the initial Board of Directors:

ARTICLE VIIIINCORPORATOR

The names and addresses of the incorporator of the Association is:

<u>Name</u>	<u>Address</u>
Thomas L. Delaney	1225 U.S. Highway One Suite 200 - Loggerhead Plaza Juno Beach, Florida 33408

ARTICLE IXBY-LAWS

The By-Laws of the Association may be adopted, amended, altered or rescinded as provided therein; provided, however, that at no time shall the By-Laws conflict with these Articles of Incorporation or the Declaration; and provided further that no amendment, alteration or rescission may be made which adversely affects the rights or privileges of Developer, without Developer's prior written approval; and provided further that no amendment, alteration or rescission may be made which adversely affects the rights or privileges of any Institutional Mortgagee, without the prior written consent of the Institutional Mortgagee so affected; and provided further that after the Developer relinquishes control of the Association, no amendment, alteration or rescission of the By-Laws shall be made without the Association's prior written approval. Until such time as Developer relinquishes control of the Association, no amendments to the By-Laws shall be effective unless Developer shall have joined in and consented thereto in writing. Any attempt to amend, alter or rescind contrary to these prohibitions shall be of no force or effect.

ARTICLE XAMENDMENTS

These Articles of Incorporation of the Association may be amended, altered or rescinded as provided in the Florida Not For Profit Corporations Act; provided however, that no such amendments shall conflict with the terms of the Declaration or affect the rights of Developer, without Developer's prior written approval; and provided further that no amendment, alteration or rescission may be made which adversely affects the rights or privileges of any Institutional Mortgagee, without the express prior written consent of the Institutional Mortgagee so affected; and provided further that after Developer relinquishes control of the Association, no amendment, alteration or rescission of these Articles shall be made without the Association's prior written approval. Any attempt to amend contrary to these provisions shall be of no force or effect.

ACCEPTANCE BY REGISTERED AGENT

Having been named to accept service of process for the above named corporation at the place designated in these Articles of Incorporation, I hereby agree to act in this capacity, and agree to comply with the provisions of Chapter 48.091, Florida Statutes, relative to keeping said office open for service of process.


THOMAS L. DELANEY

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State of Florida



Department of State

I certify the attached is a true and correct copy of the Articles of Amendment, filed on November 1, 1993, to Articles of Incorporation for SEAVIEW AT JUNO BEACH HOMEOWNERS ASSOCIATION, INC., a Florida corporation, as shown by the records of this office.

The document number of this corporation is N92000000470.

Given under my hand and the
Great Seal of the State of Florida,
at Tallahassee, the Capital, this the
First day of November, 1993



CR2EO22 (2-91)

A handwritten signature in cursive script, reading "Jim Smith".

Jim Smith
Secretary of State

AMENDED ARTICLES OF INCORPORATION

SEAVIEW AT JUNO BEACH HOMEOWNERS ASSOCIATION, INC. (A CORPORATION NOT-FOR-PROFIT)

These Articles of Amendment of SEAVIEW AT JUNO BEACH HOMEOWNERS ASSOCIATION, INC., are subscribed to by Thomas L. Delaney, Richard B. Rodgers and Thomas Browne.

WITNESSETH:

WHEREAS, on the 25th day of November, 1992, the Articles of Incorporation of SEAVIEW AT JUNO BEACH HOMEOWNERS ASSOCIATION, INC., a Florida Corporation (the "Association") were filed with the Secretary of State of Florida and assigned Charter No. N92000000470; and

WHEREAS, the Articles of Incorporation of the Association state that the same may be altered, amended or repealed by resolution of the Board of Directors; and

WHEREAS, the present Board of Directors of the Association are Thomas L. Delaney, Richard B. Rodgers, and Thomas Browne; and

WHEREAS, the Directors and Officers at a special meeting of the Board of Directors held on the 2nd day of August ~~month~~ 1993, unanimously voted to amend the Articles of Incorporation in order to change the name of the Association and evidence the intention of the Association to carry out obligations of the Association contemplated in the Plat of Seaview of Juno Beach recorded in Plat Book 69, Pages 123-125, Public Records of Palm Beach County, Florida; the Declaration of Covenants and Restrictions for SEAVIEW AT JUNO BEACH as recorded March 4, 1993 in Official Record Book 7612, Page 11, Public Records of Palm Beach County, Florida; and the Sewer Easement Agreement recorded in Official Record Book 7546, page 130, the Public Records of Palm Beach County, Florida; and

WHEREAS, each of the Directors and Officers of the Association has executed these Articles of Amendment in order to show their assent thereto and the adoption by the members of the Articles of Amendment as of August 1, 1993.

NOW THEREFORE, in consideration of the premises above, the following Articles are hereby amended and shall read as follows:

ARTICLE I

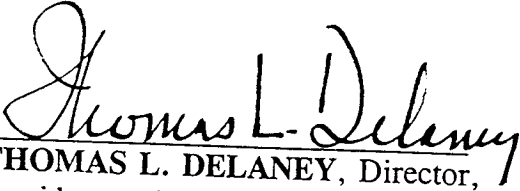
The name of this Corporation shall be SEAVIEW AT JUNO BEACH PROPERTY OWNER'S ASSOCIATION, INC., A FLORIDA CORPORATION NOT-FOR-PROFIT.


ARTICLE IIPurpose

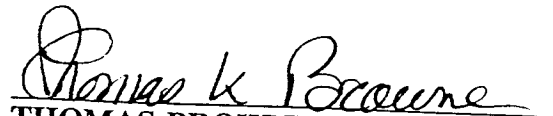
The purpose for which the Association is organized is to engage as a non-profit organization in protecting the value of the property of the Members of the Association, to exercise all the powers and privileges and to perform all of the duties and obligations of the Association as defined and set forth in that certain Declaration of Covenants and Restrictions for Seaview at Juno Beach (the "Declaration"), recorded in the office of the Clerk of Circuit Court in and for Palm Beach County, Florida, in Official Record Book 7612, Page 11, Public Records of Palm Beach County, Florida, including the establishment and enforcement of payment of charges and Assessments contained therein, and to engage in such other lawful activities as may be to the mutual benefit of the Members and their property. All terms used herein which are defined in the Declaration shall have the same meaning here as defined therein. The purpose of the Association shall also include the duties of the Association contemplated by the Declaration and the Association with respect to the Plat of Seaview at Juno Beach recorded in Plat Book 69, Pages 123-125, Public Records of Palm Beach County, Florida and the duties of the Grantee under that certain Sewer Easement Agreement recorded in Official Record Book 7546, Page 130, Public Records of Palm Beach County, Florida and of the Grantee as Assignor under that certain Assignment of the aforescribed Sewer Easement Agreement recorded in Official Record Book 7717, Page 1602, Public Records of Palm Beach County, Florida.

ARTICLE III

Except as modified hereinabove, the Articles of Incorporation of the Corporation are hereby ratified and reaffirmed in all respects.


 THOMAS L. DELANEY, Director,
 President and Treasurer


 RICHARD B. RODGERS, Director
 and Vice-President


 THOMAS BROWNE, Director
 and Vice-President and Secretary

STATE OF Florida)
 COUNTY OF Palm Beach)

The foregoing instrument was acknowledged before me this 20th day of August 1993 by Thomas L. Delaney as a Director, President and Treasurer of SEAVIEW AT JUNO BEACH PROPERTY OWNER'S ASSOCIATION, INC., A FLORIDA CORPORATION NOT-FOR-PROFIT.

Patricia Kagle Browne
 NOTARY PUBLIC

PATRICIA Kagle Browne
 name typed or printed

[NOTARIAL SEAL]
 MY COMMISSION EXPIRES



STATE OF Pennsylvania)
 COUNTY OF Butler)

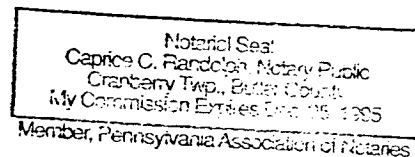
The foregoing instrument was acknowledged before me this 23rd day of August 1993 by Richard B. Rodgers, Director and Vice-President of SEAVIEW AT JUNO BEACH PROPERTY OWNER'S ASSOCIATION, INC., A FLORIDA CORPORATION NOT-FOR-PROFIT.

Caprice C. Randolph
 NOTARY PUBLIC

CAPRICE C. RANDOLPH

name typed or printed

[NOTARIAL SEAL]
 MY COMMISSION EXPIRES



STATE OF FLORIDA)

COUNTY OF PALM BEACH)

The foregoing instrument was acknowledged before me this 20~~th~~ day of August, 1993, by Thomas Browne, as a Director, Vice President and Secretary, of SEAVIEW AT JUNO BEACH PROPERTY OWNER'S ASSOCIATION, INC., A FLORIDA CORPORATION NOT-FOR-PROFIT.

Patricia Kagle Browne
NOTARY PUBLIC

Patricia Kagle Browne
name typed or printed

[NOTORIAL SEAL]
MY COMMISSION EXPIRES:

