ARTICLES OF INCORPORATION

OF

APPLEGREEN CONDOMINIUM APARTMENTS, INC. 4

FILED
JAN 23 8 45 AM '75
SECRETARY OF STATE
TALLAHASSEE, 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 Statutes 617 et seq., and hereby certify as follows:

ARTICLE I.

The name of this corporation shall be:

APPLEGREEN CONDOMINIUM APARTMENTS, INC. 4

ARTICLE II.

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 APPLEGREEN CONDOMINIUM APARTMENTS 4, 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 and Exhibits annexed thereto. The corporation may also be the Association for the operation of additional Condominiums which may be created on property adjacent to the above specified Condominium. The Board of Directors shall have the authority in their sole discretion to designate the above corporation as the association for such additional Condominium(s), and in such instance(s), the provisions hereafter in these Articles of Incorporation shall be interpreted in such a manner as to include such additional Condominium(s).

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.

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:

DENNIS STECKER	Address as to all Subscribers
JANICE GARVER	523 S.W. 61st Terrace
DORIS GLASCOE	Margate, Florida 33068

Exhibit No. 3

ARTICLE VI.

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 filing vacancies on the 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 Officers may be combined), who shall be elected from time to time, in the manner set forth in the By-Laws 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:

DENNIS STECKER	President
DENNIS STECKER	Vice President
JANICE GARVER	Secretary
DORIS GLASCOE	Treasurer

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.

DENNIS STECKER	Address of all Directors
JANICE GARVER	523 S.W. 61st Terrace
DORIS GLASCOE	Margate, Florida 33068

ARTICLE IX.

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 and authority to amend, alter or rescind 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:

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.

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B. If the proposed change has not been approved by the unanimous vote of the Board of Directors, then the proposed change must be approved by three-fourths (3/4ths) of the total vote of the membership.

No Amendment shall change the rights and privileges of the Developer, Lessor, and Management Firm referred to in said Declaration and Exhibits attached hereto, without the applicable parties' written approval.

ARTICLE X.

Amendments to these Articles of Incorporation may be proposed by any member or Directors, and shall be adopted in the same manner as is provided for the amendment of the By-Laws, as set forth in Article IX 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 of 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 XI.

This corporation shall have all of 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 annexed thereto.

ARTICLE XII.

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, etc. The corporation may pay compensation in a reasonable amount to its members, directors and officers for services rendered, may 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 XIII.

The foregoing terms and provisions of Article I through Article XII inclusive, of these Articles of Incorporation, shall be limited and deemed amended to comply with the applicable provisions of Chapter 76-222, where such provision(s) of said Chapter is determined as a matter of law to apply to and be paramount to the applicable terms and provisions of these Articles of Incorporation.

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IN WITNESS WHEREOF, the Subscribers hereto have hereunto set their hands and seals this 10 day of January, 1979.

Signed, sealed and delivered
in the presence of:

DENNIS STECKER

JANICE GARVER

DORIS GLASCOE

STATE OF FLORIDA)
)ss.
COUNTY OF BROWARD)

BEFORE ME, the undersigned authority, personally appeared, DENNIS STECKER, JANICE GARVER, and DORIS GLASCOE, who after being first duly sworn, acknowledged that they executed the foregoing Articles of Incorporation of APPLEGREEN CONDOMINIUM APARTMENTS, INC. 4, a Florida corporation, for the purposes therein expressed.

WITNESS my hand and official seal this 10 day of January, 1979.

NOTARY PUBLIC, STATE OF FLORIDA
My commission expires:

(SEAL)

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

In pursuance of Chapter 617, Florida Statutes, the following is submitted, in compliance with said Act:

First - That APPLEGREEN CONDOMINIUM APARTMENTS, INC. 4 desiring to organize under the laws of the State of Florida with its principal office, as indicated in the articles of incorporation at the City of Margate, County of Broward, State of Florida, has named DENNIS STECKER located at 523 S.W. 61st Terrace, City of Margate, County of Broward, State of Florida, as its agent to accept service of process within this state.

ACKNOWLEDGEMENT:

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.

DENNIS STECKER
(Registered Agent)