

ARTICLES OF INCORPORATION
OF
MAINLANDS SEVEN MAINTENANCE CORP., INC.

We, the undersigned, jointly and severally agree with each other to associate ourselves and our successors together as a corporation not for profit under the laws of the State of Florida, and do hereby subscribe and acknowledge the following Articles of Incorporation, to-wit:

ARTICLE I

The corporate name shall be MAINLANDS SEVEN MAINTENANCE CORP., INC.

ARTICLE IA

This corporation shall have perpetual existence.

ARTICLE II

The purposes of the corporation shall be to acquire by purchase, lease or gift real and personal property for the use and benefit of the membership.

To take such other action as the membership shall direct or approve to keep MAINLANDS SEVEN, an area of high standards, containing residences, improvements and facilities designed for the comfort, convenience and accommodation of its residents.

To perform and provide facilities and services of whatsoever nature that are in the interest of the residents of the hereinabove referred to lands.

ARTICLE III

The powers of the corporation shall include the following:

1. To contract and be contracted with, and all of the powers reasonably necessary to fulfill the obligations and perform the services arising out of any such contract or contracts, in order to procure for the membership such services as the membership shall desire and direct.

2. To engage in such other activities which in the opinion of the Board of Directors thereof shall be reasonably

appropriate to the accomplishment of the purposes for which it is organized and the performance of its duties and obligations.

3. To enforce by legal means against any person, firm or corporation any right or privilege of the corporation whether it arises by contract, assignment, law or any other means.

4. To contract for the management of the corporation and to delegate to such contractor or contractors such powers and duties of the corporation as are deemed necessary to carry out the aforementioned management of the corporation, except such as are specifically required by these Articles to have the approval of the Board of Directors or the membership of the corporation.

5. To employ personnel to perform the services required for the proper operation of the corporation.

6. All funds and the title to all properties acquired by the corporation and the proceeds thereof shall be held in trust for the members in accordance with the provisions of these Articles of Incorporation and the By-Laws.

7. The powers of the corporation shall be subject to and shall be exercised in accordance with the provisions of the By-Laws.

8. This corporation shall have the power to function in any manner and for whatsoever purposes that it may deem proper or convenient in connection with any of the aforesaid purposes or otherwise, or that it may deem calculated directly or indirectly, to improve the interest of this corporation, and to do all things specified in Chapter 617 of the FLORIDA STATUTES, and to have and to exercise all powers conferred by the laws pursuant to which and under which this corporation is formed, as such laws are now in effect or may at any time hereafter be amended.

9. The foregoing powers shall, except where otherwise expressed, be in no way limited or restricted by reference to, or inference from, the terms of any other clause of this or any other article of these Articles of Incorporation, and shall be

construed as purposes as well as powers, notwithstanding the expressed enumeration of purposes elsewhere in these Articles.

ARTICLE IV

The membership of the corporation shall consist of all of the owners of real property in the following described subdivision:

THE MAINLANDS OF TAMARAC LAKES SEVENTH SECTION,
according to the plat thereof recorded in Plat
Book 68, Page 4, Public Records of Broward
County, Florida.

It is the intention of this paragraph that there shall be one (1) vote in the affairs of the corporation for each residence located in said subdivision without regard as to whether the ownership of such residence is individual, joint or corporate.

ARTICLE V

The affairs of the corporation shall be governed by a President, Vice President, Secretary, Assistant Secretary, Treasurer, Assistant Treasurer and the Board of Directors shall consist of the said officers and of five (5) Directors at large who shall be elected annually at a time and in the manner to be designated in the by-laws.

ARTICLE VI

The names of the officers and first Board of Directors and subscribers to this certificate, to serve until their successors have been elected and installed shall be as follows:

ARTHUR MAYER

Arthur Mayer
President

5608 N. W. 49th Terrace
Fort Lauderdale, Florida

PAT MULLER

Pat Muller
VICE PRESIDENT

5708 N. W. 58th Street
Fort Lauderdale, Florida

GENEVIEVE WASHBURN

Genevieve Washburn
Secretary

4820 N. W. 53th Street
Fort Lauderdale, Florida

RAYMOND HUETTENAN

Raymond Huettinan
Treasurer

5702 N. W. 48th Way
Fort Lauderdale, Florida

ARTICLE VII

By-Laws may be made, altered or rescinded and this certificate may be amended by approval of two-third's of those members attending and voting at a regular or special meeting called for that purpose. The meeting must however have a

quorum as designated in the by-laws. The amendments must also be posted in the clubhouse or some other public place in the subdivision for thirty (30) days prior to the meeting at which the vote is taken, unless notice thereof, in writing has been furnished to the membership ten (10) days prior to the meeting.

IN WITNESS WHEREOF the subscribers to these Articles of Incorporation have affixed their hands and seal this 3rd day of MARCH, 1971.

Arthur Mayer I.S.

Pat Muller I.S.

Genevieve Washburn I.S.

Raymond Huettner I.S.

STATE OF FLORIDA)
 SS
COUNTY OF BROWARD)

BEFORE ME, the undersigned authority, authorized to administer oaths and take acknowledgments, personally appeared, ARTHUR MAYER, ^{husb}~~PAT~~ MULLER, GENEVIEVE WASHBURN and RAYMOND HUETTNERMAN, to me known to be the persons who executed the foregoing Articles of Incorporation, and each and severally acknowledge before me that they signed the same for the purposes therein stated.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal at Fort Lauderdale, Broward County, Florida, this 3rd day of March, 1971.

NOTARY PUBLIC