

92065593

State of Florida



Department of State

I certify from the records of this office that RIVERDALE ARMS APARTMENTS INC is a corporation organized under the laws of the State of Florida, filed on July 20, 1962.

The document number of this corporation is 704309.

I further certify that said corporation has paid all fees and penalties due this office through December 31, 1991, that its most recent annual report was filed on February 20, 1991, and its status is active.

I further certify that the status of said corporation was active on July 20, 1962 through the present date.

I further certify that said corporation has not filed Articles of Dissolution.

92-00769

RETURN TO:
FIRST AMERICAN TITLE
INSURANCE COMPANY
100 N. Federal Highway
Suite 104
Deerfield Beach, FL 33441



CR2E022 (2-91)

Given under my hand and the
Great Seal of the State of Florida,
at Tallahassee, the Capital, this the
27th day of January, 1992.

RECORDED IN THE OFFICIAL RECORDS BOOK
OF BROWARD COUNTY, FLORIDA
COUNTY ADMINISTRATOR

Jim Smith
Secretary of State

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State of Florida



Office of Secretary of State

J. Tom Adams, Secretary of State of the State of Florida,
do hereby certify that the above and foregoing is a true and correct copy of

CERTIFICATE OF INCORPORATION

OF

RIVERDALE ARMS APARTMENTS, INC.

a corporation not for profit organized and existing under
the Laws of the State of Florida, filed on the 20th day of
July A. D., 1962 as shown by the records of
this office.

*Given under my hand and the Great Seal of
the State of Florida at Tallahassee, the Capital,
this the 20 day of July
A. D. 1962*



J. Tom Adams
Secretary of State

RIVERDALE ARMS APARTMENTS, INC.

ARTICLE I.

The name of this corporation shall be RIVERDALE ARMS APARTMENTS, INC.

ARTICLE II.

The purpose for which this corporation is organized is as follows:

(a) To purchase or otherwise acquire, operate and manage a single housing project on a non-profit basis and in the interests and for the housing of its members and other lawful occupants.

(b) In connection with such project, the corporation shall provide such community facilities, services and benefits as may be necessary or convenient for the welfare of its members and the usefulness of this project.

(c) In furtherance of the foregoing purposes, the corporation shall have power to purchase, lease or otherwise acquire land, both improved and unimproved, and to construct or locate an apartment building and facilities thereon, to manage such property, and to do any and all other things necessary or convenient for the fulfillment of the purposes of this corporation.

(d) To enter into, make and perform contracts of every kind and description with any person, firm, association, corporation, municipality, county, state, body politic or government or otherwise.

(e) In addition to the above powers which this corporation shall have and in furtherance of its purposes as set forth in sub-paragraphs (a) and (b) above, this corporation shall have all of the corporate powers as set forth in Section 617.021, Florida Statutes, 1959.

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SECRETARY OF STATE
TALLAHASSEE, FLORIDA

This corporation shall be a non-profit corporation and no part of its income, if any, shall be distributable to its officers, Directors or members.

ARTICLE III

The qualification of members and the manner of their admission are as follows:

Any person or persons who shall make application to the Board of Directors for /membership in this co-operative shall, upon approval by the Board of Directors, be allowed membership, providing that housing facilities shall be available for each person who shall be accepted in membership. The Board of Directors shall be solely empowered with the right, duty and obligation of screening all applicants for membership in this corporation to the end that the co-operative shall consist of homogeneous groupings of members. After a member has been approved as qualified for admission, the member may be admitted upon payment of such monies as may be necessary to obtain an apartment in the co-operative apartment house.

ARTICLE IV

This corporation shall exist perpetually.

ARTICLE V

The names and residences of the subscribers are as follows:

<u>Name</u>	<u>Residence</u>
Marion W. Mohr	817 N. E. 37th Street Oakland Park, Florida
Phyllis A. Heacock	1040 Bayview Drive Fort Lauderdale, Florida
Hazel M. Golden	1371 S. E. 7th Avenue Pompano Beach, Florida

ARTICLE VI

The officers of the corporation shall consist of a President.

Vice-President, Secretary and Treasurer, who shall be elected each year to serve a term of one year at the annual meeting of the Board of Directors. An officer may succeed himself and the position of Secretary-Treasurer may be held by one person.

ARTICLE VII

The officers who shall serve the corporation until the first election shall be as follows:

- Hazel M. Golden - President
- Phyllis A. Heacock - Vice-President
- Marion W. Mohr - Secretary-Treasurer

ARTICLE VIII

The Board of Directors of this corporation shall consist of three persons, all of whom shall be members of this corporation. The names and addresses of the first Board of Directors, who shall serve until the first election thereof at the first meeting of the members of this corporation are as follows:

<u>Name</u>	<u>Residence</u>
Hazel M. Golden	1371 S. E. 7th Avenue Pompano Beach, Floric
Phyllis A. Heacock	1040 Bayview Drive Fort Lauderdale, Flori
Marion W. Mohr	817 N. E. 37th Street Oakland Park, Florida

ARTICLE IX

The By-Laws of the corporation shall be made by the members and approved by the Directors. The By-Laws may be altered by a two-thirds vote of either the Directors or the members, providing, however, that the Directors shall not amend or alter the By-Laws in a manner which shall be inconsistent with those as approved by the members

without first having obtained the consent of the members to such alteration.

ARTICLE X

These Articles of Incorporation may be amended only by a three-quarter vote of both the Board of Directors and members, voting affirmatively.

We, the undersigned, being the incorporators heretofore named for the purpose of forming a corporation in pursuance to Chapter 617, Florida Statutes, 1959, do make this Certificate, declaring that the facts herein stated are true, and accordingly have hereunto set our hands

and seals this 28th day of June, 1962.

Marion W. Mohr
Phyllis A. Heacock
Hazel M. Golden

(SEAL)

(SEAL)

(SEAL)

STATE OF FLORIDA :
COUNTY OF BROWARD : SS

BEFORE ME, the undersigned authority, personally appeared Marion W. Mohr, Phyllis A. Heacock and Hazel M. Golden, to me known to be the persons described in and who executed and subscribed to the foregoing Articles of Incorporation, and they acknowledged before me that they executed and subscribed to the same for the purposes therein expressed.

IN WITNESS WHEREOF I have hereunto set my hand and official seal this 28th day of June, 1962.

[Signature]
Secretary of State

Susan L. 201