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CERTIFICATE OF RECORDING OF
ARTICLES OF INCORPORATION AND BY-LAWS OF
TAMARAC LAKE COLONY ASSOCIATION, INC.

WHEREAS, the Declaration of Covenants of Tamarac Lake Colony was duly recorded in Official Records Book 10135, at Page 657 of the Public Records of Broward County, Florida; and

WHEREAS, the Tamarac Lake Colony Association, Inc. is the entity identified in the said Declaration responsible for the operation and management of the Tamarac Lake Colony residential community; and

WHEREAS, the Articles of Incorporation and By-Laws of the said Association have not been previously recorded in the Public Records of Broward County, Florida; and

WHEREAS, Section 617.303(1) F.S. required that the Articles of Incorporation and By-Laws of the Association be recorded in the Public Records; and

WHEREAS, the Board of Directors of the Association desires to have the above-mentioned Articles and By-Laws entered of record.

NOW THEREFORE, the undersigned hereby certify that the Articles and By-Laws attached hereto are a true and correct copy of same as of this date.

WITNESS our signatures hereto this 14 day of November, 1995, at Fort Lauderdale, Broward County, Florida.

TAMARAC LAKE COLONY ASSOCIATION, INC.

By: Connie Valentine Pres
Connie Valentine, President

Attest: Alice L. Hahn
ALICE L. HAHN Secretary

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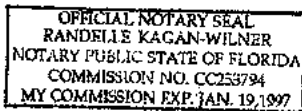
STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me this 14 day of November, 1995, by Connie Valentine and Alice L. Hahn, as President and Secretary of Tamarac Lake Colony Association, Inc., a Florida corporation, on behalf of the corporation. They are personally known to me or have produced _____ as identification and did take an oath.

NOTARY PUBLIC:

sign Randelle Kagan-Wilner

print Randelle Kagan-Wilner
State of Florida at Large
My Commission Expires:



Prepared by & Return to:
KAYE & ROGER, P.A.
1500 W. Cypress Creek Rd.
Suite 207
Fort Lauderdale, FL 33309

(2) PRO

State of Florida



Department of State

I certify the attached is a true and correct copy of the Articles of Incorporation of TAMARAC LAKE COLONY ASSOCIATION, INC., a corporation organized under the laws of the State of Florida, filed on December 29, 1981, as shown by the records of this office.

The document number of this corporation is 761246.

Given under my hand and the
Great Seal of the State of Florida,
at Tallahassee, the Capitol, this the
Thirteenth day of October, 1995

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CR2EO22 (2-95)

Sandra B. Northam

Sandra B. Northam
Secretary of State



FLORIDA DEPARTMENT OF STATE
Sandra B. Mortham
Secretary of State

**THE ATTACHED COPIES ARE THE BEST
AVAILABLE. THE ORIGINAL
DOCUMENTS SUBMITTED FOR FILING
WERE NOT SUITABLE FOR
MICROFILMING.**

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ARTICLES OF INCORPORATION
OF
TAMARAC LAKE COLONY ASSOCIATION, INC.
A NOT PROFIT CORPORATION

761246

The undersigned subscribers file these Articles of Incorporation to form a corporation not for profit under the laws of the State of Florida and certify as follows:

ARTICLE I

NAME

The name of the corporation shall be TAMARAC LAKE COLONY ASSOCIATION, INC. ("the Association").

ARTICLE II

DEFINITIONS

As used herein the following words and phrases shall have the definitions set forth below:

A. "Association" shall mean and refer to Tamarac Lake Colony Association, Inc., its successors and assigns.

B. "Declarant" shall mean and refer to Bay Colony Property Company, Inc., its successors and assigns or any successor or assign to all or substantially all of its interest in the Property.

C. "Declaration" shall mean and refer to the Declaration of Covenants encumbering the Property, filed in the Public Records of Broward County, Florida.

D. "Definitions of Words" with initial capital letters which are also defined in the Declaration shall have the same meaning as used and defined in the Declaration, except as such words or definitions may be modified in this Article II.

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E. "Member" shall mean and refer to those persons entitled to membership in the Association as described in Article IV hereof.

F. "Property" shall mean and refer to that certain real property described on attached Exhibit "A" and such additions thereto as may hereafter be brought within the jurisdiction of the Association by the filing of a Supplementary Declaration.

G. "Owner" shall mean the record Owner of all or part of the fee simple title of a Unit. If the owner is a person, then such person must be eighteen (18) years of age or older. If the fee simple title is owned by an entity, then the resident members, as defined in the By-Laws of the Association, must be eighteen (18) years of age or over.

ARTICLE 111

PURPOSES AND POWERS

A. The purposes for which the Association is organized are:

1. To promote the health, safety and welfare of the Owners of Units in the Property.
2. To provide an entity to own Common Areas and administer it for the benefit of the Members.
3. To provide an entity to perform the duties and obligations as provided for in the Declaration on behalf of the Members.

B. The Association shall have and exercise all powers, rights and privileges which a non-profit corporation organized under the laws of the State of Florida, by law, now or hereafter may have or exercise and shall have all of the powers set forth in the Declaration, including, but not limited to the following:

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1. To make and collect assessments against Members to defray the costs, expenses, and losses of the Association.
2. To use the proceeds of assessments in the exercise of its powers and duties.
3. To maintain, repair, replace and operate Property and buildings in the Common Area and to maintain and repair the Limited Private Areas, which are to be maintained, repaired, replaced and operated by the Association under the terms of the Declaration.
4. To purchase insurance upon the improvements and Property and insurance for the protection of the Association and its Members.
5. To reconstruct improvements after casualty and the future improvement of the Property.
6. To adopt and publish reasonable regulations and fees, if any, governing the use of the Common Areas, Limited Private Areas and the personal conduct of the Members, their family and guests in those areas.
7. To approve or disapprove the transfer, mortgage, and ownership of Parcels as may be provided by the Declaration.
8. To enforce by legal means the provisions of the Declaration, these Articles, the By-laws of the Association, and the Regulations adopted by the Board of Directors.
9. To contract for the management or operation of portions of Common Areas and recreation areas susceptible to separate management or operation;
10. To hold hearings with respect to and suspend the rights of any Owner and Member to use the Common Areas or to vote as a Member because such Owner and Member have failed to pay any assessments when due, or because such

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Owner and Member have violated the provisions of the Declaration, the By-Laws or the Regulations.

11. To employ personnel to perform the services required for the operation of the Association.

12. To delegate power or powers where such is deemed in the interest of the Association.

13. To purchase, lease, hold, sell, mortgage or otherwise acquire or dispose of, real or personal property, except to the extent restricted hereby; to enter into, make, perform or carry out contracts of every kind with any person, firm, corporation, association or other entity; to do any and all acts necessary or expedient for carrying on any and all of the activities and pursuing any and all of the objects and purposes set forth in the Articles of Incorporation and not forbidden by the laws of the State of Florida.

14. To pay taxes and other charges, if any, on or against property owned or accepted by the Association.

C. No power stated above shall be exercised by the Association to allow its net earning to inure to the benefit of any Member or Owner as such limitation is now and hereafter interpreted under Internal Revenue Code Section 528 and the Regulations promulgated thereunder.

ARTICLE IV

MEMBERSHIP AND VOTING RIGHTS

A. The Association shall have two (2) classes of Members:

(1) Class A Membership. Class A Members shall be those record Owners of fee simple title to a Unit who received such title from Declarant or who obtained a fee simple title from another Owner with the written approval of the Association for membership obtained prior to the recording of the deed to his Unit. Class A Members shall be

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all Owners, with the exception of Declarant, and shall be entitled to one (1) vote for each Unit. If the record Owner of the fee simple title is in more than one (1) individual Owner or is in a legal entity, the Unit's vote shall be cast as provided for in the By-Laws.

(2) Class B Membership. Class B Members shall be the Declarant. The Class B Membership of the Declarant shall cease and be converted to Class A Membership on the happening of either of the following events, whichever occurs earlier:

(a) On July 1, 1987; or

(b) At the time Declarant shall have waived in writing, in recordable form, its right to Class B Membership.

B. Class A Members shall be entitled to one (1) vote for each Unit owned by such Member. Until Class B Membership terminates, the Class B Members shall be entitled to cast two (2) votes for each vote of a Class A Member of the Association. Therefore, the term "votes entitled to be cast" as used herein shall mean the total number of Class A votes which Class A members are entitled to cast, plus a sum equal to twice such Class A votes.

C. The Members rights, including his voting rights, may be suspended by action of the Board of Directors if such Member has failed to pay, when due, any Assessment or charge lawfully imposed upon him or his Unit, or if the Member, his family, tenant or guest, shall have violated the terms of the Declaration, the By-Laws, or any Regulation of the Board of Directors.

ARTICLE V

TERM

MEMO: Legibility of writing. typing or printing unsatisfactory in this document when microfilm. corporation shall have perpetual existence unless sooner dissolved in accordance with the provisions of the laws of the State of Florida.

ARTICLE VI

BOARD OF DIRECTORS

A. The affairs of the Association will be managed by a Board of Directors consisting of not less than three (3) directors nor more than seven (7) directors.

B. Directors shall be elected, removed and vacancies filled in accordance with the provisions of the By-Laws. After the Class B Membership has terminated all directors must be Members of the Association.

C. The names and addresses of Members of the first Board of Directors are as follows:

<u>NAME</u>	<u>ADDRESS</u>
David L. Francis	Two Faneuil Hall Marketplace Boston, Massachusetts 02109
Gerald E. Wilson	Two Faneuil Hall Marketplace Boston, Massachusetts 02109
L. E. Terrell	Bog Corporation 1936 Gulf Life Tower Gulf Life Drive Jacksonville, Florida 32207

D. The first Board of Directors shall serve until the first election of directors as defined in the By-Laws of the Association and any vacancies in their number occurring before the first election of directors shall be filled by the remaining directors. The first Board of Directors shall have the power to adopt the By-Laws of the Association.

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ARTICLE VII

OFFICERS

A. Subject to the direction of the Board of Directors, the affairs of the Association shall be administered by its officers as designated and elected pursuant to the provisions of the by-laws.

B. The names and addresses of the officers who shall serve until the first annual meeting of the Board of Directors are:

<u>NAME AND TITLE</u>	<u>ADDRESS</u>
David L. Francis, President	Two Faneuil Hall Marketplace Boston, Massachusetts 02109
L. E. Terrell, Vice President	Pos Corporation 1936 Gulf Life Tower Gulf Life Drive Jacksonville, Florida 32207
Gerald E. Wilson, Secretary/Treasurer	Two Faneuil Hall Marketplace Boston, Massachusetts 02109

ARTICLE VIII

INDEMNIFICATION

The Association shall indemnify any and all of its directors, officers, employees or agents, or former directors, officers, employees or agents to the full extent permitted by Section 607.014 of the Florida Statutes as now written or as may hereafter be amended, which Statute is incorporated herein by reference.

ARTICLE IX

INTERESTED TRANSACTIONS

A. 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 this reason, or solely because

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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.

B. 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.

ARTICLE X

BY-LAWS

The By-Laws of this Association shall be adopted by the first Board of Directors, which By-Laws may be altered, amended, modified or repealed by a majority of the directors or at a duly called meeting of the Members of the Association in a manner provided for in the By-Laws.

ARTICLE XI

AMENDMENTS

This Association reserves the right to amend or repeal any provision contained in these Articles of Incorporation or any amendments hereto if any such amendment receives an affirmative vote of sixty-five percent (65%) of the votes entitled to be cast by the membership and provided that no amendment shall conflict with any provision of the Declaration. Further, no amendment to these Articles shall impair rights, priorities, remedies or interest of any Institutional Lender as set forth in the Declaration unless such Institutional lender's consent is obtained as provided for in the Declaration.

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ARTICLE XII

SUBSCRIBERS

The names and addresses of the subscribers of the corporation are:

<u>NAME</u>	<u>ADDRESS</u>
William A. Zeiber	2881 E. Oakland Park Blvd. Suite 200 Fort Lauderdale, Florida 33306
Maureen M. Parido	2881 E. Oakland Park Blvd. Suite 200 Fort Lauderdale, Florida 33306
Linda J. Brock	2881 E. Oakland Park Blvd. Suite 200 Fort Lauderdale, Florida 33306

EXECUTED this 18th day of December, 1981.

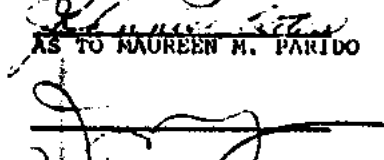
Signed, sealed and delivered
in the presence of:



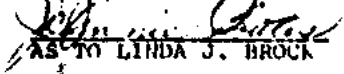
 WILLIAM A. ZEIBER



 MAUREEN M. PARIDO



 LINDA J. BROCK


 AS TO LINDA J. BROCK

STATE OF FLORIDA
COUNTY OF BROWARD

I HEREBY CERTIFY that on this day, before me, an officer duly authorized to take acknowledgments in the State and County aforesaid, personally appeared WILLIAM A. ZEIBER, MAUREEN M. PARIDO and LINDA J. BROCK to me well known to be

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the persons described in and who executed the foregoing
Articles of Incorporation and acknowledged before me that
they subscribed to these Articles of Incorporation.

WITNESS my hand and official seal in the County and
State aforesaid this 1st day of February, 1981.

Judith J. [Signature]
NOTARY PUBLIC

My Commission Expires:

NOTARY PUBLIC STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRES AUG 27 1982
BOND NO. 1180 GENERAL 110, UNPAID

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EXHIBIT "A"

All of the Common Area as defined in the Declaration and included within the boundaries of BROOKWOOD GARDENS, according to the Plat thereof as recorded in Plat Book 110, at Page 7 of the Public Records of Broward County, Florida.

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FILED
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CLERK OF DISTRICT COURT
SOUTHERD DISTRICT OF FLORIDA


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

In pursuance of Chapter 48.021, Florida Statutes, the
following is submitted, in compliance with said Act:

First--That TAMARAC LAKE COLONY ASSOCIATION, INC.
desiring to organize under the laws of the State of Florida
with its principal office, as indicated in the articles of
incorporation at City of Fort Lauderdale, County of
Broward, State of Florida
has named WILLIAM A. ZEHER
located at 2881 EAST OAKLAND PARK BOULEVARD
Fort Lauderdale, Florida 33306
(Street address and number of building,
Post Office Box address not acceptable)
City of Fort Lauderdale, County of Broward
State of Florida, as its agent to accept service of process
within this State.

ACKNOWLEDGEMENT: (MUST BE SIGNED BY DESIGNATED AGENT)

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.

By: 
WILLIAM A. ZEHER
(Resident Agent)

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