

# CONDOMINIUM OWNERS ORGANIZATION OF CENTURY VILLAGE EAST, INC.

## AMENDED AND RESTATED ARTICLES OF INCORPORATION

These Amended and Restated Articles are being submitted pursuant to 607.1007/617.1007, Florida Statutes. The following amends and completely restates the Articles of Incorporation of the Condominium Owners Organization of Century Village East, Inc.

### ARTICLE I – DEFINITIONS

- A. “ARTICLES” means this document.
- B. “ASSOCIATION” means condominium association, a corporation not for profit as defined in the Condominium Act, Chapter 718, Florida Statutes (1976) the statutory successor of Chapter 711.
- C. “BOARD OF DIRECTORS” is comprised of both the EXECUTIVE BOARD and ASSOCIATION REPRESENTATIVE DIRECTORS, whose manner of election is stated in the By-Laws, Article VI a.
- D. “BY-LAWS” means the By-Laws of this Corporation.
- E. “CENTURY VILLAGE EAST” means the planned residential condominium community developed on lands whether or not contiguous, by CENTURY VILLAGE EAST, INC., or its successors in interest and designated and actually developed at CENTURY VILLAGE, Deerfield Beach, Broward County, Florida, and also known by the abbreviation “CVE”.
- F. “COOCVE” is an abbreviated form of “CONDOMINIUM OWNERS ORGANIZATION OF CENTURY VILLAGE EAST.
- G. “DIRECTOR” means a member of the BOARD of DIRECTORS.
- H. “OFFICERS” means the elected Officers who sit on the EXECUTIVE BOARD of this CORPORATION.

### ARTICLE II – PURPOSE

The general nature and objectives of this corporation, subject to the limitations, if any, of Section 617 Florida Statute, are as follows:

- A. COOCVE is a volunteer, 617, not-for-profit organization responsible for Education, Research and Recommendations on issues that may improve overall quality of life in Century Village East. COOCVE, when appropriate, may act as liaison for the ASSOCIATIONS on issues concerning the state and local government agencies, Master Management and CenClub.
- B. COOCVE is a resource for educational seminars, information about community webinars and videos, and provides information and support for ASSOCIATION boards and unit owners.

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- C. COOCVE maintains a website as an informational and research library, and voluntarily staffs an office for assistance to residents and board members.
- D. COOCVE owns no real property and has no jurisdiction whatsoever over any of CENTURY VILLAGE EAST's 8,508 condominium owners and their respective ASSOCIATIONS.

**ARTICLE III – LOCATION**

- A. The address of its Registered Office shall be 3500 West Drive, Deerfield Beach, Florida, 33442. The corporation may maintain offices elsewhere in Broward County, Florida, as may be determined by its Executive Board.
- B. Name of the Registered Agent is as listed in the DBPR Sunbiz.org listing.

**ARTICLE IV – DIRECTORS AND OFFICERS**

COOCVE Board of Directors will consist of two bodies: EXECUTIVE BOARD and ASSOCIATION REPRESENTATIVE DIRECTORS. Both bodies together represent the COOCVE BOARD OF DIRECTORS.

- A. THE EXECUTIVE BOARD consists of 7 officers elected by the ASSOCIATION REPRESENTATIVE DIRECTORS: President, Vice President, Treasurer, Assistant Treasurer, Secretary, Assistant Secretary and Sergeant-at-Arms.
- B. ASSOCIATION REPRESENTATIVE DIRECTORS are elected by each Association as described in the formula stated in Sec. 6.2 of the By-Laws with a maximum number of 414.

**ARTICLE V – POWERS**

- A. The CORPORATION shall have all the Common Law and Statutory powers of a Corporation not for profit which are not in conflict with the terms of these Articles and the corporations By-Laws.
- B. The CORPORATION shall have all the powers reasonably necessary to implement the purposes of this corporation subject to the majority vote of the EXECUTIVE BOARD sitting in quorum:
  - 1. To exercise any and all other lawful powers, including without limitation, those enumerated in Chapter 607 and 617, Part 1, Florida Statutes.
  - 2. To maintain an office, employ personnel, retain independent contractors and professional personnel required for the implementation of its powers and

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purposes, to enter into, provide for and accept assignments of service contracts, leases and any other agreements deemed necessary by the OFFICERS that are consistent with this corporation's purposes.

3. To establish in its By-Laws any procedures and guidelines necessary for the implementation of the purposes and powers of the CORPORATION.

**ARTICLE VI – AMENDMENTS**

The amendments to the Articles of Incorporation shall be proposed and adopted in the following manner:

- A. The Articles of Incorporation may be amended at any regular or special Board of Directors meeting called therefore in the same manner as provided for in the By-Laws.
- B. A copy of each amendment shall be filed with the Secretary of the State of Florida.

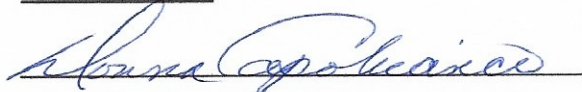
**ARTICLE VII – MISCELLANEOUS**

The interest of a MEMBER in the funds and assets of the CORPORATION cannot be assigned, hypothecated or transferred in any manner. These funds and assets shall belong solely to the CORPORATION subject to the limitation that the same may be expended, held, or used for the benefit of the MEMBERS and for authorized purposes. No person or committee shall speak or make any commitment on behalf of the CORPORATION nor shall any officer, DIRECTOR or MEMBER make statements of any kind publicly or privately which may support any political, religious or charitable organization without the express authorization and consent of the BOARD

The above amendments were duly adopted on (date) \_\_\_\_\_ by the DIRECTORS of this Corporation in accordance with the requirements of the ARTICLES and BY-LAWS and appear on said minutes of said corporation.

THE CONDOMINIUM OWNERS ORGANIZATION OF CENTURY VILLAGE EAST, INC.

Dated: Oct. 15, 2024

Signature: 

Printed Name: Donna Capobianco

Title: President