

EXHIBIT D ATTACHED TO AND MADE A PART OF THAT CERTAIN  
DECLARATION OF CONDOMINIUM OF GATELAND VILLAGE CONDOMINIUM,  
SECTION A, DATED FEBRUARY 7, 1973

ARTICLES OF INCORPORATION

OF

GATELAND VILLAGE CO DOMINIUM, INC.

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 certify as follows.

ARTICLE I.

The name of this corporation shall be

GATELAND VILLAGE CONDOMINIUM, INC.

ARTICLE II.

The general purpose of this non-profit corporation shall  
be as follows To be the "Association" (as defined in the con-  
dominium Act of the State of Florida, F.S. 711 Et Seq.) for  
condominium properties that will be erected on the real property  
described on Exhibit A attached hereto and incorporated herein by  
reference, and as such Association, to operate and administer said  
condominiums, as set forth in the Declaration of Condominium esta-  
blished for each of said condominiums. The By-laws of this Asso-  
ciation shall be attached to and made a part of the Declaration of  
Condominium of those condominiums which this Association is to  
operate and administer. Reference to the realty described on  
Exhibit A attached hereto and incorporated herein by reference  
shall not affect title of said realty, only the actual submission  
for condominium by recording a Declaration of Condominium in the  
Public Records of Broward County, Florida, will affect such actual  
property described in such Declaration of Condominium.

ARTICLE III

Owners of condominium parcels are defined as ownership  
in fee simple.

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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.

Audrey D. Gatti	-	6200 Stirling Road, Davie Fort Lauderdale, Florida
Neota B. Astling	-	6200 Stirling Road, Davie Fort Lauderdale, Florida
Kathleen A. Aardenburg	-	6200 Stirling Road, Davie Fort Lauderdale, Florida

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 said By-Laws and in the exact number of persons as specified in said 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 filling 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 offices 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.

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President - S. David Gates  
 Vice President - Donald Landy  
 Secretary - Donald Landy  
 Treasurer - Donald Landy  
 Ass't Secretary- Neota B. Astling

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.

<u>Name</u>	<u>Address</u>
S. David Gates	3777 N. W. 78th Avenue Hollywood, Florida
Donald Landy	3777 N. W. 78th Avenue Hollywood, Florida
Neota B. Astling	3777 N. W. 78th Avenue Hollywood, Florida

ARTICLE IX.

The By-Laws of the corporation shall initially be made and accepted by its first Board of Directors

GATELAND ENTERPRISES, INC., a Florida corporation, builder and developer of GATELAND VILLAGE upon the real property described in Exhibit A attached hereto and incorporated herein by reference, shall have full right and authority to choose and determine the full Board of Directors until all condominium units in GATELAND VILLAGE have been sold out, and this clause shall prevail regardless of any other provisions in these Articles of Incorporation or By-Laws to the contrary notwithstanding GATELAND VILLAGE as referred to herein shall encompass not only the original property described in Exhibit A attached hereto but such adjacent additional realty that may be added hereto from time to time by the Developer and accepted by the Board of Directors.

Prior to the time that all condominium units have been completely sold as described above, the Board of Directors shall have full power to amend, alter or modify these Articles of Incorporation and/or the By-Laws by a majority vote."

Subsequent to the time when all condominium units are sold, the By-Laws may be amended or altered, supplemented or

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modified, by the membership at the Annual Meeting or a duly convened special meeting of the membership, by vote, as follows

- A. If the proposed change to the By-Laws has received the unanimous approval of the Board of Directors, then it shall require only a majority vote of the members voting.
- 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 a majority vote of the membership.

#### 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 or 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 Statutes 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.

IN WITNESS WHEREOF, the Subscribers hereto have affixed their signatures this \_\_\_\_\_ day of August, 1972.

\_\_\_\_\_  
Audrey Dalanti

\_\_\_\_\_  
Neota B. Astling

\_\_\_\_\_  
Kathleen Waardenburg

STATE OF FLORIDA     )  
                              ) SS  
COUNTY OF BROWARD    )

BEFORE E, the undersigned authority, personally appeared AUDREY DALANTI, NEOTA B. ASTLING and KATHLEEN WAARDENBURG, who, after being duly sworn, acknowledged that they executed the foregoing Articles of Incorporation of GATELAND VILLAGE CONDOMINIUM, INC., for the purposes therein expressed.

IN WITNESS WHEREOF, I have hereto set my hand and official seal at Fort Lauderdale, Broward County, Florida, this \_\_\_\_\_ day of August, 1972.

\_\_\_\_\_  
Notary Public

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EXHIBIT A ATTACHED TO AND MADE A PART OF THAT CERTAIN  
ARTICLES OF INCORPORATION OF GATELAND VILLAGE CONDOMINIUM,  
INC., A FLORIDA CORPORATION NOT FOR PROFIT, DATED JANUARY 15,  
1973.

Tracts 25, 26, 27, 28, 37, and 38 of A. J. Bendle  
Subdivision of Section 3, Township 51 South, Range 41  
East, according to the plat thereof, recorded in Plat  
Book 1, Page 27, of the Public Records of Dade County,  
Florida, said land situate, lying and being in Broward  
County, Florida,

LESS those parts of said Tracts lying within 70 feet  
of the West boundary line of said Section 3, and less  
the East 125 feet of each of said Tracts.

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CERTIFICATE OF AMENDMENT  
to the  
ARTICLES OF INCORPORATION

On the 6th day of February, 1973, meetings were called by the Board of Directors of GATELAND VILLAGE CONDOMINIUM, INC. and Members of the Association, at which meetings all of the Directors and all of the Members of the Association unanimously adopted the following Resolution.

"RESOLVED, that the Articles of Incorporation of the Association is amended by substituting the following as Article IX in lieu of Article IX as originally filed

ARTICLE IX.

The By-Laws of the corporation shall initially be made and adopted by its first Board of Directors.

GATELAND ENTERPRISES, INC., a Florida corporation, builder and developer of GATELAND VILLAGE upon the real property described in Exhibit A attached hereto and incorporated herein by reference, shall have full right and authority to choose and determine the full Board of Directors until all condominium units in GATELAND VILLAGE have been sold out or until January 1, 1980, whichever is sooner, and this clause shall prevail regardless of any other provisions in these Articles of Incorporation or By-Laws to the contrary notwithstanding. It is contemplated that a number of Declarations of Condominium will be effected from time to time to be governed by the corporation. Membership by virtue of any and all of such Declarations of Condominium shall have equal rights and obligations. GATELAND VILLAGE as referred to herein shall encompass not only the original property described in Exhibit

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A attached hereto but such adjacent additional realty that may be added hereto from time to time by the Developer and accepted by the Board of Directors

Prior to the time that all condominium units have been completely sold as described above, or January 1, 1980, whichever is sooner, the Board of Directors shall have full power to amend, alter or modify these Articles of Incorporation and/or the By-Laws by a majority vote.

Subsequent to the time when all condominium units are sold, the By-Laws may be amended or altered, supplemented or modified, by the membership at the Annual Meeting or a duly convened special meeting of the membership, by vote, as follows.

- A. If the proposed change to the By-Laws has received the unanimous approval of the Board of Directors, then it shall require only a majority vote of the members voting
- 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 a majority vote of the membership."

The undersigned, as President and Secretary of GATELAND VILLAGE CONDOMINIUM, INC, hereby certify that the Board of Directors and the Members of the Association, at meetings duly called, noticed and held on the 6th day of February, 1973, at which all Directors and all Members were present, unanimously adopted the foregoing Resolution, and that said Resolution has not been rescinded nor amended in any way.

Dated this 7th day of February, 1973

GATELAND VILLAGE CONDOMINIUM, INC.

By \_\_\_\_\_

Attest \_\_\_\_\_

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