

ARTICLES OF INCORPORATION
OF
ROYAL TERRACE TOWNHOMES HOMEOWNERS ASSOCIATION, INC.,
(a Corporation Not for Profit)
TABLE OF CONTENTS

ARTICLE 1	NAME/CORPORATE EXISTENCE	1
ARTICLE 2	PURPOSE	1
ARTICLE 3	POWERS.....	2
3.1	Common Law and Statutory Powers.	2
3.2	Necessary Powers	2
3.3	Funds and Title to Properties.....	3
3.4	Limitations	3
ARTICLE 4	MEMBERSHIP AND VOTING RIGHTS IN THE ASSOCIATION.....	3
4.1	Membership	3
4.2	Voting Rights.....	3
4.3	General Matters	3
ARTICLE 5	BOARD OF DIRECTORS.....	4
ARTICLE 6	OFFICERS.....	4
ARTICLE 7	INDEMNIFICATION OF OFFICERS AND DIRECTORS	4
ARTICLE 8	INCORPORATOR	4
ARTICLE 9	BY-LAWS.....	4
ARTICLE 10	AMENDMENTS	4
ARTICLE 11	PRINCIPAL OFFICE AND MAILING ADDRESS	5
ARTICLE 12	REGISTERED AGENT AND REGISTERED OFFICE	5
ARTICLE 13	TERMINATION	5

[Type here]

ARTICLES OF INCORPORATION
OF
ROYAL TERRACE TOWNHOMES HOMEOWNERS ASSOCIATION, INC.,
(a Corporation Not for Profit)

1. Pursuant to Section 617.021, Florida Statutes, the undersigned hereby submits these Articles of Incorporation.
2. The name of the corporation is Royal Terrace Townhomes Homeowners Association, Inc.
3. The adopted Articles of Incorporation are as follows:

ARTICLE 1 NAME/CORPORATE EXISTENCE

The name of the corporation shall be ROYAL TERRACE TOWNHOMES HOMEOWNERS ASSOCIATION, INC., hereinafter referred to as the “Association”, and its duration should be perpetual; provided that if is ever dissolved, its assets shall be conveyed to another association or public agency having the same purpose.

ARTICLE 2 PURPOSE

The purpose for which the Association is organized is to engage as a non-profit organization in protecting the value of the property of the Members of the Association, to exercise all the powers and privileges and to perform all of the duties and obligations of the Association as defined and set forth in that certain Declaration of Covenants and Restrictions for Royal Terrace Townhomes (the “Declaration”) to be recorded in the office of the Clerk of the Circuit Court in and for Indian River County, Florida, including the establishment and enforcement of payment of charges and Assessments contained therein, and to engage in such other lawful activities as may be to the mutual benefit of the Members and their property. All terms used herein which are defined in the Declaration shall have the same meaning herein as defined therein.

[Type here]

ARTICLE 3 POWERS

The powers of the Association shall include and be governed by the following provisions:

3.1 Common Law and Statutory Powers.

The Association shall have all of 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 Declaration.

3.2 Necessary Powers

3.2.1 The Association shall have all of the powers reasonably necessary to implement its purpose, including, but not limited to, the following:

3.2.2 To operate and manage the Common Property and Recreation Facilities in accordance with the purpose and intent contained in the Declaration;

3.2.3 To make and collect Assessments against Members to defray the Common Expenses;

3.2.4 To levy and collect fines against Members as provided in the Declaration;

3.2.5 To use the proceeds of Assessments in the exercise of its powers and duties to incur debt for the purposes of the Association;

3.2.6 To maintain, repair, replace and operate the Common Property, including the Recreation Facilities;

3.2.7 To reconstruct Improvements upon the Property after casualty and to further improve the property;

3.2.8 To make and amend By-Laws for the Association and regulations respecting the use of the property;

3.2.9 To pay all taxes and other assessments which are liens against the Common Property, including the Recreation Facilities;

3.2.10 To enforce by legal means the provisions of the Declaration, these Articles, the By-Laws and the Rules and Regulations for the use of the Property;

3.2.11 To provide for management and maintenance and to authorize a management entity to assist the Association in carrying out its powers and duties by performing such functions as the collection of Assessments, preparation of records, enforcement of rules, and maintenance of the Common Property and Recreation Facilities. The Association shall, however, retain at all times the powers and duties granted it by common law, Florida Statutes and local ordinances including, but not

[Type here]

limited to, the making of Assessments, the promulgation of rules and the execution of contracts on behalf of the Association.

3.2.12 To possess, enjoy and exercise all powers necessary to implement, enforce and carry into effect the powers above described, including the power to acquire, hold, convey and deal in real and personal property.

3.3 Funds and Title to Properties

All funds and title to all properties acquired by the Association and the proceeds thereof shall be held for the benefit of the Members in accordance with the provisions of the Declaration. No part of the income, if any, of the Association shall be distributed to the Members, Directors or Officers of the Association.

3.4 Limitations

The powers of the Association shall be subject to and exercised in accordance with the provisions of the Declaration.

ARTICLE 4 MEMBERSHIP AND VOTING RIGHTS IN THE ASSOCIATION

4.1 Membership

Every person or entity who is a record Owner of a fee or undivided fee interest in any Lot shall be a Member of the Association

4.2 Voting Rights

The Association shall have one (1) class of voting membership. Members shall be all those Owners as defined in Section 4.1. Members shall be entitled to one (1) vote for each Lot in which they hold the interests required for membership by Section 4.1. When more than one person holds such interest or interests in any Lot, all such persons shall be Members, but the single vote for such Lot shall be exercised as they among themselves determine but, in no event shall more than one (1) vote be cast with respect to any such Lot.

4.3 General Matters

When reference is made herein, or in the Articles, By-Laws, Rules and Regulations, management contracts or otherwise, to a majority or specific percentage of Members, such reference shall be deemed to be reference to a majority or specific percentage of the votes of Members present at a duly constituted meeting thereof (one for which proper notice has been given and at which a quorum exists, and not of the Members themselves or of their Lots.

[Type here]

ARTICLE 5 BOARD OF DIRECTORS

The affairs of the Association shall be managed by an association consisting of not less than three (3) nor more than nine (9) Directors. All Directors and all Officers elected by the Members of the Association must be Members of the Association.

ARTICLE 6 OFFICERS

Officers shall be elected by the Board of Directors at the annual meetings of the Directors, as provided in the By-Laws. The initial Officers shall consist of the President, Vice President, Secretary and Treasurer.

ARTICLE 7 INDEMNIFICATION OF OFFICERS AND DIRECTORS

Every Director and Officer of the Association shall be indemnified by the Association as provided in the Declaration.

ARTICLE 8 INCORPORATOR

The name and address of the incorporator of the Association is:

Name

David H. DaCosta

Address

467 18th St., Vero Beach, FL 32960

ARTICLE 9 BY-LAWS

The By-Laws of the Association may be adopted, amended, altered or rescinded as provided therein; provided, however, that at no time shall the By-Laws conflict with these Articles of Incorporation or the Declaration; and provided further that no amendment, alteration, or rescission may be made which adversely affects the rights and privileges of any Institutional Mortgagee, without the prior written consent of the Institutional Mortgagee so affected; and provided further that no amendment, alteration or rescission of the By-Laws be made without the Associations prior written approval. Any attempt to amend, alter or rescind contrary to this prohibition shall be of no force or effect.

ARTICLE 10 AMENDMENTS

These Articles of Incorporation of the Association may be amended, altered or rescinded as provided in the Florida Not For Profit Corporations Act; provided however, that no such amendments shall conflict with the terms of the Declaration or affects the rights or privileges of any Institutional Mortgagee, without the express prior written consent of the Institutional Mortgagee so affected; no amendment, alteration or rescission of these

[Type here]

Articles shall be made without the Association's prior written approval. Any attempt to amend contrary to these provisions shall be of no force or effect.

ARTICLE 11 PRINCIPAL OFFICE AND MAILING ADDRESS

The principal office and mailing address of the Association are:
Royal Terrace Townhomes Homeowners Association, Inc.
487 18th St., Vero Beach, FL 32960

ARTICLE 12 REGISTERED AGENT AND REGISTERED OFFICE

The name and address of the registered agent of the Association is:

David H. DaCosta

467 18th St., Vero Beach, FL 32960

The Association shall have the right to designate subsequent registered agents without amending these Articles of Incorporation.

ARTICLE 13 TERMINATION

The Association may be dissolved by a two-thirds (2/3) affirmative vote of all of the Members. Upon dissolution of the Association, other than incident to a merger or consolidation, the assets of the Association shall be delegated to an appropriate public agency to be used for purposes similar to those for which the Association was created. In the event that acceptance of the dedication is refused, the assets shall be granted, conveyed and assigned to any nonprofit corporation, association, trust or other organization devoted to similar purposes. No such disposition of Association assets shall be effective to divest or diminish any right and title of any Member vested in him under the Declaration unless made in accordance with the Declaration.

In the event of termination, dissolution or final liquidation of the Association, the responsibility for the operation of the surface water or stormwater management system must be transferred to and accepted by an entity which would comply with Section 40C-42.027 F.A.C. and be approved by the St. Johns River Water Management District prior to such termination, dissolution or liquidation.

IN WITNESS HEREOF, the incorporator has executed these Articles of Incorporation at Indian River County, Florida, this ____ day of _____, 2026.

NOTARY HERE