

**OUTLINE OF  
CENTER GATE ESTATES VILLAGE RECORDED DOCUMENTS  
November 2019**

**A Articles of Incorporation**

- I Name - Association
  - II Purpose – Florida Statutes
  - III Powers – Not for Profit Corporation
  - IV Members – Recorded owners of units
  - V Directors – Manage Association – Elected by Owners  
*Amended 1/31/1989*
  - VI Officers – Elected by Directors – President
    - Vice-President
    - Treasurer
    - Secretary
  - VII Indemnification – Every Director
  - VIII By Laws Established
  - IX Amendments – How To
  - X Term of Association – Perpetual
  - XI Subscribers - Developers
- EXHIBIT A – Legal description

**B DECLARATION OF CONDOMINIUM**

- I Dedication – Center Gate Estates Village Condominium, Section III
- II Definitions – Units, Unit Owners, Association, Common Elements, etc.
- III Development Plan – Types & Sizes of Units, boundaries, etc.  
*Amended 2/26/1985*
- IV Percentages of Common Elements and Common Expenses
- V Maintenance, Alterations and Improvements  
*Amended 12/12/88*

## DECLARATION OF CONDOMINIUM CON'T

### V Maintenance, Alterations and Improvements

Amended 12/12/88

A By Association

B By Unit Owners

Amended 1-31/89

C Enforcement of Maintenance

### VI Assessments

A Share of Common Expenses

B Interest, Application of Payments

C Lien for Assessments

### VII Association

A Powers

B Limitation upon Liability of Association

### VIII Insurance – Process, What, Premiums, etc.

### IX Reconstruction or Repair of Casualty Damage

Amended 10/9/1984

1/31/1989

3/21/1990

1/25/1994

7/21/1994

3/31/1995

A Damage to Condominium Property – Partial, Total, etc

### X Use Restrictions – Can/Cant's ie, pets, vehicle parking, conversions, Children, etc.

Amended 3/21/1990

### XI Easements – Ingress and egress

### XII Voting Rights – One vote per unit

### XIII Rights of Developer

### XIV Rights of First Mortgages

### XV amendments of Declaration – 2/3 Unit Owners to amend Declaration

- 100% to Amend percentages of common elements, common expenses and common surplus as provided

## DECLARATION OF CONDOMINIUM CON'T

XVI By Laws – considered **Exhibit D** – operation of governed

SEE SEPARATE DIVISION

XVII Membership – Unit owners

XVIII Remedies for Violations

XIX Sale, Rental, Lease or Transfer

XX Developer's Right To Provide Additional Facilities

XXI Termination of Condominium – 100% vote required then owned in common

### EXHIBIT A – Legal Description

### EXHIBIT B - Undeveloped Parcel “Map”

Plat showing unit placement, roads, pool, lake, easements

Unit Floor Plans

EXIBIT C – Secretary of State for Florida acceptance of Articles of Incorporation 5/10/198

## EXHIBIT D - BYLAWS

1. Identity – office
  - 1.1 Office address
    - Amended 1/6/1987
    - 1/31/1989
    - 1/25/1994 (also Para 2)
    - 3/31/1994
  - 1.2 Fiscal Year – Calendar year
  - 1.3 Seal
2. Member Meetings – Annual Meeting, special meetings, notice, quorum, voting, proxies, etc
  - Amended 1/25/1994
3. Directors – membership and terms
  - Amended date ??
4. Board Powers, Duties,
  - Amended date ??
5. Officers – terms, definitions, rules, compensation etc.
6. Fiscal Management – Accounts dedined, assessments, budget, audit, reports
  - Amended 3/31/1990
7. Regulations – conduct rules and use o common elements
8. Parliamentary rules – Roberts Rules of Order
9. Amendments – how to