

**Boca Raton Bath & Tennis Club, Inc. Founding Documents: ARTICLE III**

**PURPOSES OF THE CLUB**

the Club shall own, administer manage and operate the Common Areas and maintain and repair the improvements and personal property located thereon pursuant and subject to the terms and conditions of the Declaration.

The Declaration shall further provide that the Club, under certain conditions, shall maintain the Lots and the exterior of structures located thereon. The Club shall also elect an Architectural Review Board to enforce the architectural criteria and building restrictions set forth in the Declaration. The expenses of the Club in owning the Common Areas and administering and maintaining the Land and the improvements thereon in accordance with the Declaration shall be funded by assessments levied by the Club upon the members of the Club in accordance with the terms and provisions of the Declaration, these Articles, and the By-Laws.

**The general nature, effects and purposes of the Club are:**

- (a) to operate without profit for the sole and exclusive benefit of members;**
- (b) to promote the health, safety and welfare of members;**
- (c) to preserve and maintain the value of the Land;**
- (d) to perform all of the functions contemplated by the Declaration;**
- (e) to maintain, repair and reconstruct, if necessary, the Common Areas and all structures and improvements located thereon; and**
- (f) to provide such services for the Land and to the members that the Board deems necessary or appropriate.**

**ARTICLE IV**

**POWERS**

In furtherance of the foregoing purposes, the Club shall have the following powers:

1. The Club shall have all of the common law and statutory powers of a Florida corporation not for profit which are not in conflict with the terms and conditions of the Land Use Documents.
2. The Club shall have all of the powers granted to the Club in any of the Land Use Documents.
3. The Club shall have all of the powers reasonably necessary to implement the purposes of the Club set forth in these Articles and in any of the Land Use Documents, including but not limited to the following powers, which powers shall be exercised in accordance with the Land Use Documents:
  - (a) to make, establish, amend and enforce reasonable rules and regulations governing the use of the Common Areas.
  - (b) to make, levy, collect and enforce assessments upon owners to provide funds to pay for the expenses of the Club in the administration, management, operation and maintenance of the Land and improvements thereon and to hold, use and expend the proceeds of such assessments in the exercise of the powers and duties of the Club;
  - (c) to own, administer, manage and operate the Common Areas and to maintain, and repair improvements and personal property located thereon;
  - (d) to construct and reconstruct improvements located on the Common Areas in the event of casualty or other loss;
  - (e) to enforce by legal means the provisions of the Land Use Documents;
  - (f) to employ personnel, retain independent contractors and professional personnel, and enter into any supply, service, management or other agreements and contracts consistent with the purposes of the Club to provide for the administration, management and operation of the Club and the Common Areas and the maintenance, care and repair of the Land and improvements thereon.