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FLORIDA NON-PROFIT CORPORATION

1610 PENNSYLVANIA CONDOMINIUM ASSOCIATION, INC.

Certificate of Status	0
Certified Copy	1
Page Count	08
Estimated Charge	\$78.75

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ARTICLES OF INCORPORATION
1610 PENNSYLVANIA CONDOMINIUM ASSOCIATION, 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 Statute 617, et seq., and hereby certify as follows:

ARTICLE I

The name of the corporation shall be: 1610 PENNSYLVANIA CONDOMINIUM ASSOCIATION, INC.

ARTICLE II

The general purpose of this non-profit corporation shall be as follows:

To be the "Association" (as defined in the Condominium Act of the State of Florida, F.S. 718, et seq.) for the operation of 1610 PENNSYLVANIA CONDOMINIUM, a Condominium created pursuant to the provisions of the Condominium Act; and as such Association, to operate and administer said condominium and carry out the functions and duties of said condominium set forth in the Declaration of Condominium established for said condominium.

ARTICLE III

All persons who are owners of condominium parcels with said condominium shall automatically be members of this corporation. Such membership shall automatically terminate when such person is no longer the owner of a condominium parcel. Membership in this

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corporation shall be limited to such condominium parcel owners.

Subject to the foregoing, admission to and termination of membership shall be governed by the Declaration of Condominium that shall be filed for said condominium among the public records of Miami-Dade County, Florida.

ARTICLE IV

This corporation shall have perpetual existence.

ARTICLE V

The names and residences of the subscriber to these Articles of Incorporation are as follows:

FRANK EULER
1610 Pennsylvania Avenue
Apt. 8
Miami Beach, Florida 33139

ARTICLE VI

Section 1. The affairs of the corporation shall be managed and governed by a Board of Directors composed of three (3) members. 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

Secretary/Treasurer

Vice President

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:

President	Frank Euler
Secretary/Treasurer	Juergen Kribben
Vice President	Agries Kribben

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:

Frank Euler
1610 Pennsylvania Avenue
Apt 8
Miami Beach, Florida 33139

Juergen Kribben
5005 Collins Avenue
Apt 615
Miami Beach, Florida 33140

Agries Kribben
5050 Collins Avenue
Apt 615
Miami Beach, Florida 33140

ARTICLE IX

The By-Laws of the corporation shall initially be made and

adopted by its first Board of Directors.

Prior to the time that the property described in Article II hereinabove has been submitted to condominium ownership by the filing of the Declaration of Condominium, said first Board of Directors shall have full power to amend, alter or rescind said By-Laws by a majority vote.

After the property described in Article II herein above has been submitted to condominium ownership by the filing of the Declaration of Condominium, the By-Laws may be amended, altered, supplemented, or modified as provided for in the By-Laws.

ARTICLE X

Amendments to these Articles of Incorporation may be proposed by any Member or Director 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/Treasurer, or an Assistant Secretary, and executed and acknowledged by the 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 Statute 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, including the power to contract for the management of the condominium and any recreational facilities leased to the Association.

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 either refunded to the unit owners or kept by the Association and applied against the Association's expenses for the following year as shall be determined by a vote of the unit owners subject to approval by the Board of Directors of the Association. 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 condominium and the transfer thereof, as well as the number of Members, shall be upon such terms and conditions as provided for the Declaration of Condominium or By-Laws.

ARTICLE XIII

The principal office of the corporation shall be located at 1610 Pennsylvania Avenue, Miami Beach, Florida 33139, but the corporation may maintain offices and transact business in such other places within or without the State of Florida as may from time to time be designated by the Board of Directors.

The registered resident agent of the corporation shall be Frank Euler, 1610 Pennsylvania Avenue, Apartment 8, Miami Beach, Florida 33139, for the purpose of accepting service of process for the above stated corporation.

IN WITNESS WHEREOF, the subscribers hereto have hereunto set their hands and seals this 14 day of DECEMBER, 2001.

In the presence of:


DEAN F. DIBARTOLOMEO


FRANK EULER


ANGELA R. DIBARTOLOMEO

STATE OF FLORIDA
COUNTY OF MIAMI-DADE }

The foregoing instrument was acknowledged before me this 14 day of DECEMBER, 2001, by FRANK EULER, who is personally known to me or who has produced FDL, as identification who did take an oath.

NOTARY PUBLIC:

Sign 

Print: ANGELA R. DIBARTOLOMEO
STATE OF FLORIDA AT LARGE

(Seal)

My Commission Expires:

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SECRETARY OF STATE
TALLAHASSEE, FLORIDA

**CERTIFICATE DESIGNATING (OR CHANGING)
PLACE OF BUSINESS OR DOMICILE
FOR
THE SERVICE OF PROCESS WITHIN THIS STATE,
NAMING AGENT UPON WHOM THE PROCESS MAY BE SERVED.**

In pursuance with the Florida Statutes, the following is submitted, in compliance with said Act:

First -- That **1610 PENNSYLVANIA CONDOMINIUM ASSOCIATION, INC.,**
(Name of Corporation)

desiring to organize under the laws of the State of **FLORIDA** with its principal office, as indicated in the Articles of Incorporation as amended, at **MIAMI-DADE COUNTY**, Florida has named **FRANK EULER** located at **1610 PENNSYLVANIA AVENUE, APARTMENT 8, MIAMI BEACH, FLORIDA 33139**, as its agent to accept service of process within this state.

Acknowledgement: Must be signed by designated agent.

Having been named as registered agent and to accept service of process for the above stated corporation, I hereby accept the appointment as registered agent and agree to act in this capacity. I further agree to comply with the provisions of all statutes relative to the proper and complete performance of my duties, and I am familiar with and accept the obligation of my position as registered agent.

By:


FRANK EULER, Registered Agent

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