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TALLAHASSEE, FL 32399 CONTACT: RAY STORMONT
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(((H95000004804))) DOCUMENT TYPE: FLORIDA PROFIT CORPORATION OR P.A.
NAME: WEST HIALEAH INDUSTRIAL CONDOMINIUM ASSOCIATION, INC
FAX AUDIT NUMBER: H95000004804 CURRENT STATUS: REQUESTED
DATE REQUESTED: 04/28/1995 TIME REQUESTED: 14:57:00
CERTIFIED COPIES: 1 CERTIFICATE OF STATUS: 0
NUMBER OF PAGES: 0 METHOD OF DELIVERY: FAX
ESTIMATED CHARGE: \$122.50 ACCOUNT NUMBER: 072450003255
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TALLAHASSEE, FLORIDA

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MAY-01-1995 15:24 FROM EMPIRE CORP. KIT

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FLORIDA DEPARTMENT OF STATE

Sandra B. Morihum
Secretary of State

May 1, 1995

EMPIRE CORPORATE KIT COMPANY

MIAMI, FL

SUBJECT: WEST HIALEAH INDUSTRIAL CONDOMINIUM ASSOCIATION, INC.
REF: W9500009149

We received your electronically transmitted document. However, the document has not been filed and needs the following corrections:

PLEASE RE-FAK PAGE #1

Section 15.16(3), Florida Statutes, requires each document to contain in the lower left-hand corner of the first page the name, address, and telephone number of the preparer of the original and, if prepared by an attorney licensed in this state, the preparer's Florida Bar membership number.

Please return your document, along with a copy of this letter, within 60 days or your filing will be considered abandoned.

If you have any questions concerning the filing of your document, please call (904) 487-6934.

Loria Poole
Corporate Specialist

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Division of Corporations - P.O. Box 6327 - Tallahassee, Florida 32314

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 55 MAY - 1 PM 3:
 SECRETARY OF STATE
 TALAHASSEE, FLORIDA

ARTICLES OF INCORPORATION

OR

WEST MIAMI INDUSTRIAL CONDOMINIUM ASSOCIATION, INC.

We, the undersigned, hereby associate ourselves together for the purpose of forming a non-profit corporation under the law 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:

WEST MIAMI INDUSTRIAL CONDOMINIUM ASSOCIATION, INC.

ARTICLE II

The general purpose of this non-profit corporation shall be to be the "Association" (as defined in the Condominium Act of the State of Florida, F.S. 718, et seq.) for the operation of WEST MIAMI INDUSTRIAL CONDOMINIUM, a condominium and, as such Association, to operate and administer said condominium and carry out the functions and duties of said condominium as set forth in the Declaration of Condominium established for said condominium.

ARTICLE III

All persons who are owners of condominium parcels within 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 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 Dade County, Florida.

ARTICLE IV

This corporation shall have perpetual existence.

FILED BY:

OSCAR J. DELGADO, Esq., FLORIDA BAR #342726
 PE (305) 558-2186, 6175 N.W. 153 St., Suite 312, Miami Lakes, FL. 33014

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ARTICLE V

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

THOMAS A. PONCE 16812 N.W. 83rd Avenue, Mialeah, Florida
 OPHELIA PONCE 16812 N.W. 83rd Avenue, Mialeah, Florida
 YERMIN RODRIGUEZ 16812 N.W. 83rd Avenue, Mialeah, Florida

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 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:

THOMAS A. PONCE, PRESIDENT same address as in Article V
 OPHELIA PONCE, SECRETARY same address as in Article V
 YERMIN RODRIGUEZ, TREASURER same address as in Article V

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:

THOMAS A. PONCE PRESIDENT Same address as in Article V
 OPHELIA PONCE SECRETARY Same address as in Article V
 YERMIN RODRIGUEZ TREASURER Same address as in Article V

(The last two officers may be combined.) These officers shall be elected from time to time in the manner set forth in the By-Laws adopted by corporation.

ARTICLE VIII

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

Prior to the time the property upon which the Condominium is to be located 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.

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After said property has been submitted to condominium ownership by the filing of the Declaration of Condominium, the By-Laws may be amended, altered, supplemented or modified by the membership at the annual meeting, attended by a majority of the membership, by vote, as follows:

A. If the proposed change has been approved by the unanimous approval of the Board of Directors, then it shall require only a majority vote of the membership to be adopted.

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 three-fourths (3/4) of the total vote of the membership.

ARTICLE IX

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 set forth in Article II above. Said amendment(s) shall be effective when a copy thereof, together with an attached certificate of its approval by the membership, with the corporate seal, signed by the Secretary/Treasurer or any 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 X

This Corporation shall have all of the powers set forth in Florida Statute §17.021, 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 that power to contract for the management of the condominiums and any recreational facilities which may at any future time be leased by the Association.

ARTICLE XI

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 an 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 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.

ARTICLE XII

The principal office of the corporation shall be located at as follows: 16812 N.W. 83rd Avenue, Hialeah, Florida, 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.

IN WITNESS WHEREOF, the subscribers thereto have hereunto set their hands and seals this 25 day of April, 1995.

In the presence of:

David J. Kelly
Madge Delgado

Thomas A. Ponce (SEAL)
THOMAS A. PONCE
Opheelia Ponce (SEAL)
OPHELIA PONCE
Fernando Rodriguez (SEAL)
FERMIN RODRIGUEZ

STATE OF FLORIDA)
COUNTY OF DADE)

BEFORE ME, the undersigned authority, personally appeared THOMAS A. PONCE, OPHELIA PONCE, and FERMIN RODRIGUEZ, who, after being by me first duly sworn, acknowledge that they executed the foregoing Article of Incorporation of WEST HIALEAH INDUSTRIAL CONDOMINIUM ASSOCIATION, INC., a Florida corporation not for profit, for the purpose therein expressed.

WITNESS my hand and official seal of Miami, said County, and State, this 25 day of April, 1995.

Madge Delgado
NOTARY PUBLIC STATE OF FLORIDA
AT LARGE

MY COMMISSION EXPIRES:

OFFICIAL NOTARY SEAL
MADGE DELGADO
NOTARY PUBLIC STATE OF FLORIDA
COMMISSION NO. 001188
MY COMMISSION EXPIRES JULY 14, 1998

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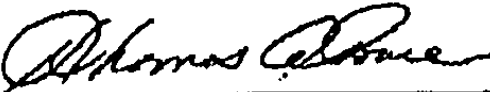
CERTIFICATE OF ADDRESS FOR SERVICE OF PROCESS

In pursuance of Chapter 48.091, Florida Statutes, the following is submitted, in compliance with said Act:

That WEST KYLEAN INDUSTRIAL CONDOMINIUM ASSOCIATION, INC., desiring to organize under indicated on the Article of Incorporation at the City of Mialeah, County of Dade, State of Florida, has named THOMAS A. PORCE located at 16012 N.W. 63rd Avenue, Mialeah, Florida, as agent to accept service of process within the State.

ACKNOWLEDGMENT

I HEREBY agree and accept to be the agent for service of process as stated above and to act in the capacity and to comply with the provisions of said Act relative to keeping open said office.


RESIDENT AGENT
THOMAS A. PORCE

FILED
95 MAY -1 PM 3:59
SECRETARY OF STATE
TALLAHASSEE, FLORIDA