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NAME: BONITA GOLF VIEW TOWNVILLAS CONDOMINIUM ASSO
AUDIT NUMBER.....H96000017322
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FLORIDA DEPARTMENT OF STATE
Sandra B. Mortham
Secretary of State

December 11, 1996

EMPIRE

SUBJECT: BONITA GOLF VIEW TOWNVILLAS CONDOMINIUM ASSOCIATION, INC.
REF: W96000025973

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

The name and capacity of the person signing the document must be noted beneath or opposite the signature.

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

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Dana Calloway
Document Specialist

FAX Aud. #: H96000017322
Letter Number: 496A00055342

ARTICLES OF INCORPORATION

H96000017322

OF

BONITA GOLF VIEW TOWNVILLAS
CONDOMINIUM ASSOCIATION, INC.

A Florida Corporation Not-For-Profit

The undersigned hereby associate themselves for the purpose of forming a corporation not-for-profit, under and pursuant to Chapter 617, Florida Statutes, and do hereby certify as follows:

ARTICLE I

Name

The name of this corporation shall be BONITA GOLF VIEW TOWNVILLAS CONDOMINIUM ASSOCIATION, INC. (the "Association").

ARTICLE II

Definitions

Unless otherwise defined herein, all initially capitalized terms herein shall have the same meaning set forth in the Declaration of Condominium for Bonita Golf View Townvillas.

ARTICLE III

Purposes

The purposes for which this Association is formed are as follows:

A. To form an "Association" as defined in the Condominium Act of the State of Florida, P.S. 718, and, as such, to operate, maintain, repair, improve, reconstruct and administer the Condominium Property, and to perform the acts and duties necessary and desirable for the management of the Units and Common Elements in the Condominium; and to own, operate, lease, sell and trade property, whether real or personal, including, without limitation, Units in the Condominium, as may be necessary or convenient in the administration of the Condominium.

This document prepared by:

LEONARDO F. BRITO, P.A.

8005 N.W. 155 STREET, SUITE B

MIAMI, FLORIDA 33016

FLORIDA BAR NO. 0615730 / AUDIT NUMBER: _____

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(305) 362-0880

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B. To carry out the functions and duties of said Association and to receive the benefits given the Association as set forth in the Declaration of Condominium establishing said Condominium and Exhibits annexed thereto.

C. To establish Bylaws for the operation of the Condominium property ("Bylaws"), to provide for the administration of the Association and rules and regulations for governing the same, and to enforce the provisions of the Condominium Act, the Declaration, the Articles of Incorporation and the Bylaws.

ARTICLE IV

Powers

The Association shall have all of the common law and statutory powers provided under the laws of the State of Florida, and those powers provided by the Condominium Act of the State of Florida, the Declaration, these Articles and the Bylaws. The powers of the Association shall include, but not be limited to, the following:

1. To levy and collect regular and special Assessments.
2. To use and expend the Assessments collected to maintain, care for and preserve the Common Elements and Condominium Property, except those portions thereof which are required to be maintained, cared for and preserved by the Unit Owners.
3. To purchase the necessary equipment required in the maintenance, care and preservation referred to above.
4. To enter into and upon the Units when necessary, to repair, preserve and maintain the Common Elements.
5. To insure and keep insured the Condominium Property in the manner set forth in the Declaration.
6. To collect delinquent Assessments by suit or otherwise, abate nuisance and enjoin or seek damages from the Unit Owners for violations of these Bylaws, the Articles of Incorporation, the Declaration, and the Rules and Regulations promulgated by the Board.
7. To employ and compensate such personnel as may be required for the maintenance and preservation of the Condominium Property.
8. To acquire, own, hold, operate, lease, encumber, convey, manage and otherwise trade and deal with property, real and personal, including Units in the name of the Association or a designee.
9. To contract for management of the Condominium and to delegate to such other party all powers and duties of the

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Association except those specifically required by the Declaration to have the specific approval of the Board or of the membership.

10. To approve or disapprove proposed purchasers and lessees of Units and to exercise or waive the Association right of first refusal of each proposed sale or lease of a Unit in the manner specified in the Declaration.

11. To make and amend regulations governing the use of the Condominium Property, which regulations shall not conflict with the provisions of the Declaration, the Articles of Incorporation or these Bylaws.

12. To repair and reconstruct Improvements after casualty.

ARTICLE V

Members

The qualifications of members, manner of their admission to and termination of membership and voting by members shall be as follows:

A. The Owners of all Units in the Condominium shall be members (the "Members") of the Association and membership in the Association shall be limited to Unit Owners.

B. Membership in the Association may be transferred only as an incident to the transfer of the transferor's Unit and his undivided interest in the Common Elements of the Condominium. Such transfer shall be subject to the procedures set forth in the Declaration. The terms "ownership" and "title" as used in these Articles for purposes of establishing membership in the Association shall refer to the holding of that interest in the Condominium by which an entity or person is a Unit Owner, as defined in the Declaration.

C. The interest of a Member in the funds and assets of the Association cannot be assigned, hypothecated or transferred in any manner, except as an appurtenance to the Unit(s) owned by such Member. The funds and assets of the Association shall be expended, held or used only for the benefit of the membership and for the purposes authorized herein in the Declaration and in the Bylaws.

D. On all matters on which Unit Owners shall be entitled to vote, each Unit shall be entitled to one (1) vote. Such interest shall be referred to as that Unit's "voting interest". Multiple owners of a Unit shall collectively be entitled to exercise the Voting Interest for such Unit in accordance with voting privileges set forth in the Articles and Bylaws. There shall be no cumulative voting.

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ARTICLE VI

Existence

This corporation shall begin its corporate existence on the date these articles are filed with the State of Florida, Secretary of State and shall have perpetual existence.

ARTICLE VII

Address

The principal address of the Association shall be 12615 S.W. 91 Street, Miami, Florida 33126, or at such other place as may be subsequently designated by the Board.

ARTICLE VIII

Officers

Subject to the direction of the Board, the affairs of the Association shall be administered by Officers who shall be elected by and serve at the pleasure of the Board. The following persons shall constitute the initial officers of the Association and they shall continue to serve as such officers until removed by the Board.

<u>Name</u>	<u>Office</u>
Homero Meruelo	President
Jacqueline Hernandez Valdes, Esq.	Vice-President, Secretary and Treasurer
Gonzalo R. Dorta, Esq.	Assistant Secretary

ARTICLE IX

Directors

A. The affairs and property of the Association shall be managed and governed by a Board of Directors composed of not less than three (3) persons ("Directors"), nor more than the number specified in the By-Laws adopted by the Corporation ("By-Laws"). Until succeeded by Directors elected at the first meeting of Members, Directors need not be Members of the Association but, thereafter, all Directors, except for those Directors elected by Developer, shall be Members of the Association. The first Board of Directors shall have three (3) members.

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B. The Directors named in Article X shall serve until the first election of a Director or Directors as provided in the Bylaws and any vacancies in their number occurring before the first election shall be filled by the remaining Directors. Thereafter, Directors shall be elected by the Members in accordance with the Bylaws at the regular annual meetings of the membership of the Association. Directors shall be elected to serve for a term of one (1) year and, in the event of a vacancy, the remaining Directors may appoint a Director to serve the balance of such unexpired term.

C. All officers shall be elected by the Board in accordance with the Bylaws at the regular annual meeting of the Board as established by the Bylaws. The Board shall elect from among the Members a President, Vice President, Secretary, Treasurer and such other officers as it shall deem desirable. The President shall be elected from among the membership of the Board but no other officer need be a Director.

ARTICLE X

First Board of Directors

The following persons shall constitute the first Board of Directors and shall serve until the first election of the Board at the first regular meeting of the membership:

<u>Name</u>	<u>Address</u>
Homero Meruelo	7913 N.W. 2 Street Miami, Florida 33126
Jacqueline Hernandez Valdes, Esq.	1401 Brickell Avenue, Suite 650 Miami, Florida 33131
Gonzalo R. Dorta, Esq.	1401 Brickell Avenue, Suite 650 Miami, Florida 33131

ARTICLE XI

Bylaws

A. The Bylaws of this Association shall be made and adopted by the first Board and attached to the Declaration to be filed among the Public Records of Dade County, Florida. The Bylaws may be amended by the Members in the manner provided in such Bylaws.

B. No amendment to the Bylaws shall be passed which would change the rights and privileges of the Developer as referred to in the Declaration, and to the Exhibits attached thereto, without the Developer's written approval.

C. No amendment to the Bylaws shall be passed which would operate to impair or prejudice the rights or liabilities of any

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ARTICLE XIIIIndemnification

Every Director and every Officer of the Association shall be indemnified by the Association against all expenses and liabilities, including attorney's fees, reasonably incurred by or imposed upon him in connection with any proceeding or any settlement thereof, to which he may be a party, or in which he may become involved, by reason of his being or having been a Director or Officer of the Association, whether or not he is a Director or Officer at the time such expenses are incurred, except in such cases wherein the Director or Officer is adjudged guilty or willful misfeasance or malfeasance in the performance of his duties; provided that, in the event of any claim for reimbursement or indemnification hereunder based upon a settlement by the Director or Officer seeking such reimbursement or indemnification, the indemnification herein shall only apply if the Board of Directors approve such settlement and reimbursement as being in the best interests of the Association. The foregoing right of indemnification shall be in addition to and not exclusive of all other rights to which such Director or Officer may be entitled under Florida law.

ARTICLE XIVAmendments

A. Proposals for amendments to these Articles of Incorporation which do not conflict with the Condominium Act or the Declaration may be made by owners entitled to vote at least 10% of the total Voting Interest in the Condominium. Such proposals shall be in writing and shall be delivered to the President who shall thereupon call a special meeting of the Members not less than ten (10) days nor more than sixty (60) days following his receipt of the proposed amendment. Should the President fail to call such special meeting, the Members may, in lieu thereof, call a special meeting. Such request shall state the purpose or purposes of the proposed amendment(s). Notice of such special meeting shall be given and posted in the manner provided in the Bylaws. An affirmative vote of Owners entitled to vote at least 67% of the total Voting Interest in the Condominium shall be required for approval of the proposed amendment or amendments.

B. Any member may waive any or all of the requirements of this Article as to the submission of proposed amendments to these Articles of Incorporation to the President or notice of special meetings to vote thereon, either before, at or after a membership meeting at which a vote is taken to amend these Articles.

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C. The Developer cannot reserve the right to amend these Articles except as provided by Florida Statutes Section 718.104(4)(e), provided that Developer can vote its Units as desired regarding amendments to the Articles.

D. 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 and executed and acknowledged by the President or Vice-President, has been filed with the Secretary of State and all filing fees are paid.

ARTICLE XV

SUBSCRIBER TO ARTICLES

The names and addresses of the Subscriber to these Articles of Incorporation are as follows:

Homero Meruelo,
Incorporator/Director

7913 N.W. 2 Street
Miami, Florida 33126

ARTICLE XVI

NO DIVIDENDS PAID

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 or officers. In the event there are any excess receipts over disbursements as a result of performing services, such excess shall be applied against future expenses, etc. 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 distributions 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.

The corporation shall issue no share of stock of any kind or nature whatsoever. Membership in the corporation and the 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 the By-Laws. The voting rights of the owners of parcels in said Condominium property shall be as set forth in the Declaration of Condominium and/or the By-Laws.

(signature and notary on following page)

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IN WITNESS WHEREOF, the subscriber has hereunto set his hand and seal, this 9th day of December, 1996.

Homero Meruelo
Homero Meruelo

STATE OF FLORIDA)
COUNTY OF DADE) SS.

The foregoing instrument was sworn to and acknowledged before me this 9th day of December, 1996 by Homero Meruelo as subscriber of Bonita Golf View Townvillas Condominium Association, Inc., a Florida not-for-profit corporation, on behalf of the corporation, known to me to be the person described in and who executed the foregoing Agreement for the purposes therein stated, and who is ☒ personally known to me, or ☐ has produced as identification.

232
NOTARY PUBLIC, STATE OF FLORIDA

Name of Notary Typed, Printed, or
Stamped

Commission Number/Expiration Date

96-2065\articles.129



LEONARDO F. BRITO
My Commission CC 196326
Expires Jun. 29, 1997
Bonded by HAI
800-422-1555

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**CERTIFICATE DESIGNATING PLACE OF
BUSINESS FOR THE SERVICE OF PROCESS
WITHIN THIS STATE, NAMING AGENT UPON
WHOM PROCESS MAY BE SERVED**

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

That Bonita Golf View Townvillas Condominium Association, Inc., a Florida corporation, desiring to organize under the laws of the State of Florida, with its office as indicated in the Articles of Incorporation at 7913 NW 2nd Street Miami, Florida 33126 has named Leonardo F. Brito, P.A. as its Registered Agent to accept service of process within this State.


Homero Meruelo

ACKNOWLEDGEMENT:

Having been named to accept service of process for the above-stated corporation at the place designated in this Certificate, I hereby agree to act in this capacity, and I further agree to comply with the provisions of all statutes relative to the proper and complete performance of my duties.

232
Leonardo F. Brito, P.A.

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N96000006342

THE LAW FIRM OF
Leonardo J. Brito, P.A.
ROYAL OAKS OFFICE PARK
8005 N.W. 155TH STREET
SUITE B
MIAMI, FLORIDA 33016

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*****35.00 *****35.00

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CORPORATION NAME(S) & DOCUMENT NUMBER(S), (if known):

1. _____
(Corporation Name) (Document #)
2. _____
(Corporation Name) (Document #)
3. _____
(Corporation Name) (Document #)
4. _____
(Corporation Name) (Document #)

- ☐ Walk in ☐ Pick up time _____ ☐ Certified Copy
☐ Mail out ☐ Will wait ☐ Photocopy ☐ Certificate of Status

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☐	Limited Liability
☐	Domestication
☐	Other

AMENDMENTS	
☒	Amendment <i>NE</i>
☐	Resignation of R.A., Officer/ Director
☐	Change of Registered Agent
☐	Dissolution/Withdrawal
☐	Merger

OTHER FILINGS	
☐	Annual Report
☐	Fictitious Name
☐	Name Reservation

REGISTRATION/ QUALIFICATION	
☐	Foreign
☐	Limited Partnership
☐	Reinstatement
☐	Trademark
☐	Other

SEP 10 PM 010

ALL IN IN '90 1997



FLORIDA DEPARTMENT OF STATE
Sandra B. Mortham
Secretary of State

June 2, 1997

LEONARDO F. BRITO, P.A.
ROYAL OAKS OFFICE PARK
8005 N.W. 155TH STREET, SUITE B
MIAMI, FL 33016

SUBJECT: BONITA GOLF VIEW TOWNVILLAS CONDOMINIUM
ASSOCIATION, INC.
Ref. Number: N96000006342

RECEIVED
97 JUN 10 AM 9:00
DIVISION OF CORPORATIONS

We have received your document for BONITA GOLF VIEW TOWNVILLAS CONDOMINIUM ASSOCIATION, INC. and check(s) totaling \$35.00. However, the enclosed document has not been filed and is being returned to you for the following reason(s):

The document you submitted has been prepared pursuant to profit statutes (chapter 607, Florida Statutes). As the entity was originally filed as a nonprofit corporation, this document should be filed pursuant to chapter 617, Florida Statutes. Enclosed is the correct form.

The document must be signed by the chairman, any vice chairman of the board of directors, its president, or another of its officers.

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) 487-6905.

Thelma Lewis
Corporate Specialist Supervisor

Letter Number: 097A00029673

RECEIVED
ON 08/11/10
97 08/10 PM 0:40

ARTICLES OF AMENDMENT
TO
ARTICLES OF INCORPORATION
OF
BONITA GOLF VIEW TOWNVILLAS CONDOMINIUM ASSOCIATION INC.

Pursuant to the provisions of Section 617.1006 Florida Statutes, this nonprofit corporation adopts the following Articles of Amendments to its Articles of Incorporation.

First: Article I of the original articles of incorporation are hereby deleted and the following added:

ARTICLE I

The name of this corporation shall be Bonita Golf View Townvillas Stage I Condominium Association, Inc. (the Association).

Document Prepared By:

Leonardo F. Brito, P.A.
8005 N.W. 155 Street, Suite B
Miami, Florida 33016
Florida Bar No. 0615730

Second: Article II of the original articles of incorporation are hereby deleted and the following added:

ARTICLE II

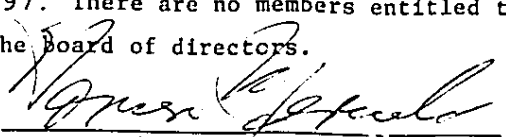
Unless otherwise defined herein, all initially capitalized terms herein shall have the same meaning set forth in the Declaration of Condominium for Bonita Golf View Townvillas Stage I Condominium.

Third: Article VII of the original articles of incorporation are hereby deleted and the following added:

ARTICLE VII

The principal address of the Association shall be 17400 N.W. 69 Court, Miami, Florida 33015, or at such other place as may be subsequently designated by the Board.

IN WITNESS WHEREOF, the subscribing incorporator has hereto set his hands and seals, and caused these Articles of Amendment to be executed this 15th day of May, 1997. There are no members entitled to vote, and the amendments were adopted by the Board of directors.


Homero Meruelo
Incorporator, Chairman

STATE OF FLORIDA)
) SS.
COUNTY OF DADE)

The foregoing instrument was sworn to and acknowledged before me this 15th day of May, 1997 by Homero Meruelo as incorporator and director of Bonita Golf View Townvillas Stage I Condominium Association, Inc., a Florida not-for-profit corporation, on behalf of the corporation, known to me to be the person described in and who executed the foregoing Agreement for the purposes therein stated, and who is [☒] personally known to me, or [☐] has produced _____ as identification.

Gigi J. Tanghe
NOTARY PUBLIC, STATE OF FLORIDA



Gigi J. Tanghe
My Commission CC600883
Expires November 11 2000

Name of Notary Typed, Printed, or
Stamped

Commission Number/Expiration Date