

NO7000002747

(Requestor's Name)

(Address)

(Address)

(City/State/Zip/Phone #)

☐

PICK-UP

☐

WAIT

☐

MAIL

(Business Entity Name)

(Document Number)

Certified Copies \_\_\_\_\_ Certificates of Status \_\_\_\_\_

Special Instructions to Filing Officer:

Office Use Only



800092231678

03/14/07--01003--004 \*\*78.75

RECEIVED  
07 MAR 13 PM 4:26  
DEPARTMENT OF STATE  
DIVISION OF CORPORATIONS  
TALLAHASSEE, FLORIDA

FILED  
07 MAR 15 AM 10:16  
SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

MRP  
3/16

007-12717

FILINGS, INC. TERESA ROMAN

(Requestor's Name)

2805 LITTLE DEAL ROAD

(Address)

TALLAHASSEE, FLORIDA 32308

(City, State, Zip)

385-6735 <sup>1106</sup>

(Phone #)

FILED

07 MAR 15 AM 10:16

SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

OFFICE USE ONLY

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

1. 35th Street Condominium Association, Inc  
(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

NEW FILINGS	
<input type="checkbox"/>	Profit
<input checked="" type="checkbox"/>	NonProfit
<input type="checkbox"/>	Limited Liability
<input type="checkbox"/>	Domestication
<input type="checkbox"/>	Other

AMENDMENTS	
<input type="checkbox"/>	Amendment
<input type="checkbox"/>	Resignation of R.A., Officer/Director
<input type="checkbox"/>	Change of Registered Agent
<input type="checkbox"/>	Dissolution/Withdrawal
<input type="checkbox"/>	Merger

OTHER FILINGS	
<input type="checkbox"/>	Annual Report
<input type="checkbox"/>	Fictitious Name
<input type="checkbox"/>	Name Reservation

REGISTRATION/ QUALIFICATION	
<input type="checkbox"/>	Foreign
<input type="checkbox"/>	Limited Partnership
<input type="checkbox"/>	Reinstatement
<input type="checkbox"/>	Trademark
<input type="checkbox"/>	Other

Examiner's Initials



FLORIDA DEPARTMENT OF STATE  
Division of Corporations

RECEIVED  
07 MAR 15 AM 10:43  
DIVISION OF CORPORATIONS  
TALLAHASSEE, FLORIDA

March 14, 2007

FILINGS, INC.  
ATTN: TERESA ROMAN  
\*\*\*WALK-IN\*\*\*

SUBJECT: 35TH STREET CONDOMINIUM ASSOCIATION, INC.  
Ref. Number: W07000012717

We have received your document for 35TH STREET CONDOMINIUM ASSOCIATION, INC. and your check(s) totaling \$78.75. However, the enclosed document has not been filed and is being returned for the following correction(s):

The purpose contained in your articles of incorporation should be more specific. Please correct your articles to reflect the specific purpose for which the corporation is being organized.

Please return the original and one copy of 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 (850) 245-6879.

Ruby Dunlap  
Regulatory Specialist  
New Filing Section

Letter Number: 407A00017948

ARTICLES OF INCORPORATION  
of  
35th Street Condominium Association, Inc.  
a corporation not for profit

FILED

ARTICLE I - NAME

07 MAR 15 AM 10:16

The name of this corporation is 35th Street  
Condominium Association, Inc. , a corporation not for  
profit

SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

ARTICLE II - PRINCIPAL OFFICE

The mailing address of this corporation shall be:  
Suite 103  
3650 Coral Ridge Drive  
Coral Springs, Florida 33065

ARTICLE III - PURPOSE

To provide an entity pursuant to the Florida  
Condominium Act (the Act) for the operation of 35th Street  
Condominium.

ARTICLE IV - QUALIFICATION OF MEMBERS

In The Bylaws

ARTICLE V - INITIAL REGISTERED OFFICE AND AGENT

The street address of the initial registered office of  
this corporation is 3732 N.W. 16th Street, Fort Lauderdale,  
Florida 33311 and the name of the initial registered agent  
of this corporation at that address is Filings, Inc., a  
Florida corporation.

ARTICLE VI - INCORPORATOR

The name and address of the Incorporator signing these  
articles is  
Teresa Roman  
Vice-President, Filings, Inc., a Florida corporation,  
3732 Northwest 16th Street, Fort Lauderdale, Florida 33311.

## ARTICLE VII - INITIAL BOARD OF DIRECTORS

This corporation shall have three (3) Directors constituting the initial Board of Directors. The number of Directors may be either increased or decreased from time to time by the Bylaws but in no event shall be less than three (3). The names and addresses of the initial Board of Directors of this corporation are:

Gregg Berger  
Suite 103, 3650 Coral Ridge Drive  
Coral Springs, Florida 33065  
Andrew Behm  
Suite 103, 3650 Coral Ridge Drive  
Coral Springs, Florida 33065  
Arthur Behm  
Suite 103, 3650 Coral Ridge Drive  
Coral Springs, Florida 33065

## ARTICLE VIII - BOARD OF DIRECTORS ELECTIONS

The Board of Directors shall be elected by the membership at each annual meeting of the members.

## ARTICLE IX - OFFICERS

The legal affairs of the corporation shall be managed by the officers who shall be elected at the annual meeting each year to serve for the ensuing year. The officers of the corporation shall serve until their respective successors in office shall be elected and duly qualified.

## ARTICLE X - REVENUE

No part of the net earnings of the corporation shall inure to the benefit of or be distributable to its members, Directors, officers or other private persons, except that the corporation shall be authorized and empowered to pay reasonable compensation for services rendered and to make payments and distributions in furtherance of the purposes set forth in Article III hereof. The corporation shall not in any way, directly or indirectly, carry on propaganda or otherwise attempt to influence legislation, or participate or intervene in any political campaign on behalf of any candidate for public office, by publishing or distributing

statements or otherwise. Notwithstanding any other provisions of these Articles, the corporation shall not carry on any other activities not permitted to be carried on (a) by a corporation exempt from Federal Income Tax under Section 501(c)(3) of the Internal Revenue Code of 1954 (or the corresponding provision of any future United States Internal Revenue Law), or (b) by a corporation, contributions to which are deductible under Section 170(c)(2) of the Internal Revenue Code of 1986 (or the corresponding provision of any future United States Revenue Law).

#### ARTICLE XI - DISSOLUTION

Upon the dissolution of the corporation, The Board of Directors shall, after paying or making provision for the payment of all of the liabilities of the corporation, dispose of all of the assets of the corporation exclusively for the purposes of the corporation in such manner, or to such organization or organizations organized and operated exclusively for charitable, educational, religious, or scientific purposes as shall at the time qualify as an exempt organization or organizations under Section 501(c)(3) of the Internal Revenue Code of 1986 (or the corresponding provision of any future United States Internal Revenue Law), as the Board of Directors shall determine. Any of such assets not so disposed of shall be disposed of by the Circuit Court of the County in which the principal office of the corporation is then located, exclusively for such purposes or to such organization or organizations, as said Court shall determine, which are organized and operated exclusively for such purposes.

IN WITNESS WHEREOF, the undersigned Incorporator has executed these Articles of Incorporation on the date of signing.

Dated: March 13, 2007

Filings, Inc.  
by Teresa Roman, Vice-President

Teresa Roman  
Incorporator

Certificate designating place of business or domicile for the service of process within Florida, naming agent upon whom process may be served.

In compliance with Section 607.0501, Florida Statutes, the following is submitted:

First that 35th Street Condominium Association, Inc., desiring to organize or qualify under the laws of the State of Florida, has named Filings, Inc., a Florida corporation, located at 3732 N.W. 16th Street, Fort Lauderdale, Florida, as its agent to accept service of process within Florida.

Dated: March 13, 2007

Teresa Roman  
Teresa Roman, Vice-President

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. I further agree to comply with the provisions of all Statutes relative to the proper performance of my duties, and I am familiar with and accept the obligations of my position as registered agent.

Dated: March 13, 2007

Filings, Inc.  
by Teresa Roman, Vice-President

Teresa Roman

FILED  
07 MAR 15 AM 10:16  
SECRETARY OF STATE  
TALLAHASSEE, FLORIDA