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RIVERBEND MASTER ASSOCIATION, INC.

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ARTICLES OF INCORPORATION
OF
RIVERBEND MASTER ASSOCIATION, INC.

(A FLORIDA CORPORATION NOT FOR PROFIT)

ARTICLE I.
NAME AND ADDRESS

The name of this Corporation is RIVERBEND MASTER ASSOCIATION, INC. For convenience, the Corporation shall be referred to in this instrument as the "Association," these Articles of Incorporation as the "Articles," and the Bylaws of the Association as the "Bylaws."

The street address of the initial principal office and mailing address of the Association is 300 SW 1st Avenue, Suite 106, Fort Lauderdale, Florida 33301.

ARTICLE II.
TERM OF EXISTENCE

The Association shall have perpetual existence.

ARTICLE III.
PURPOSE

The purposes for which the Association is organized is to take title to, operate, administer and maintain portions of the Property in accordance with the terms, provisions and conditions contained in Amended and Restated Declaration for Riverbend Corporate Park ("the Declaration"), to be recorded in the Public Records of Broward County, Florida, to carry out the covenants and enforce the provisions relative to the Association set forth in the Declaration and Bylaws, and to operate, lease, trade, sell and otherwise deal with the personal and real property of the Association, and for all other lawful purposes. Capitalized terms used and not otherwise defined in these Articles shall have the meanings ascribed to such terms in the Declaration and Bylaws.

ARTICLE IV.
MEMBERS

The members of the Association shall consist of the Owners. The qualification of members, the manner of their admission to membership, the manner of termination of such membership and the manner of voting shall be as regulated by the Bylaws.

ARTICLE V.
INITIAL REGISTERED OFFICE
AND REGISTERED AGENT

The street address of the initial registered office of this Association is 300 SW 1st Avenue, Suite 106, Fort Lauderdale, Florida 33301, and the name of the initial registered agent of this Association at that address is Dale Reed.

ARTICLE VI.
BOARD OF DIRECTORS

The number of persons constituting the first Board of Directors shall be five and their names and addresses are as follows:

NAME	ADDRESS
Dev Motwani	300 SW 1st Avenue, Suite 106, Fort Lauderdale, FL 33301
Brian Waxman	11780 US Highway One, Ste. 305, North Palm Beach, FL 33408
Kevin Carroll	Miami Center, 201 South Biscayne Blvd., Suite 2601, Miami, FL 33131
Steven Poulos	350 West Hubbard Street, Suite 430, Chicago, Illinois 60654
Juan DeAngulo	2875 NE 191st St., Ste 800, Aventura, FL 33180

The name and address of the Incorporator of these Articles is as follows:

NAME	ADDRESS
Dale Reed	300 SW 1st Avenue, Suite 106, Fort Lauderdale, Florida 33301

The manner in which the Directors are elected and appointed is provided in the Bylaws.

ARTICLE VII.
POWERS

The Association shall have the powers enumerated in Florida Statutes Chapters 617, and 607, as they may be amended from time to time.

ARTICLE VIII.
VOTING

Each Owner shall be entitled to the number of votes as set forth in the Declaration and By-Laws. The manner of voting is more fully described in and regulated by the By-Laws of the Association.

ARTICLE IX
OFFICERS

The Association shall have a President, a Vice-President, a Secretary and a Treasurer, and such other officers and assistant officers and agents as the Board of Directors may from time to time deem desirable or consistent with the By-Laws of the Association.

ARTICLE X.
BY-LAWS

The By-Laws of the Association shall be adopted by the Board and thereafter may be altered, amended or rescinded only in the manner provided for in the By-Laws. In the event of a conflict between the provisions of these Articles and the provisions of the By-Laws, the provisions of these Articles shall control.

ARTICLE XI.
AMENDMENT TO ARTICLES OF INCORPORATION

An amendment may be proposed by any one Director on the Board of Directors or by not less than one quarter of the voting interests of the Association. The amendment shall be adopted if it is approved by not less than seventy five percent of the voting interests of the entire membership by written agreement or at a duly noticed meeting; provided that an amendment shall require one hundred percent of the voting interests of the entire membership to the extent unanimous consent of the Owners is required under Section 9(d) of the Declaration.

A copy of each amendment so adopted shall be filed within ten (10) days of adoption with the Secretary of State, pursuant to the provisions of applicable Florida Statutes and the same shall be recorded among the Public Records of Broward County, Florida.

ARTICLE XII.
INDEMNIFICATION OF OFFICERS AND DIRECTORS

The Association shall indemnify Directors and Officers of the Association in the manner set forth in the By-Laws of the Association.

IN WITNESS WHEREOF the undersigned Incorporator, has executed these Articles of Incorporation on 29 day of June, 2017

Dale Reed, Subscriber and Incorporator

STATE OF FLORIDA

COUNTY OF BROWARD

The foregoing instrument was ~~sworn to,~~ subscribed and acknowledged before me this 29th day of June, 2017, by Dale Reed, who ✓ is (are) personally known to me OR ______ has (have) produced ______________________ as identification and [✓ he]/she/they ✓ did/ _____ did not, take an oath

ERINLEA ESLINGER
MY COMMISSION # FF [illegible]
EXPIRES: March 25, 2020
Bonded Thru Notary Public Underwriters

My Commission Expires _______________ Notary Public

17 JUN 30 AM [illegible]: 43
SECRETARY OF STATE
TALLAHASSEE FLORIDA

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

The following is submitted in compliance with Florida law:

That RIVERBEND MASTER ASSOCIATION, INC , desiring to organize under the Laws of the State of Florida, with its principal offices in the Articles of Incorporation, in the City of Fort Lauderdale, County of Broward, State of Florida, has named Dale Reed of 300 SW 1st Avenue, Suite 106, Fort Lauderdale, Florida 33301, as its agent to accept service of process within the State.

ACKNOWLEDGEMENT

Having been named to accept service of process for the above stated Corporation, at the place designed in this certificate, I hereby accept to act in this capacity, and agree to comply with the provisions of said Act relative to keeping open said offices

Registered Agent

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