

100000000945

Requester's Name
RAUL DELGADO, ESQ.,
10235 SW 8TH., TERRACE
MIAMI, FLORIDA 33174
City/State/Zip Phone #

000003110720--4
-01/26/00--01028--003
*****78.75 *****78.75

Office Use Only

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

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

FILED
00 FEB 14 AM 10:20
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

- | | | |
|-----------------------------------|---|--|
| <input type="checkbox"/> Walk in | <input type="checkbox"/> Pick up time _____ | <input type="checkbox"/> Certified Copy |
| <input type="checkbox"/> Mail out | <input type="checkbox"/> Will wait | <input type="checkbox"/> Photocopy |
| | | <input type="checkbox"/> Certificate of Status |

NEW FILINGS

- ☐ Profit
- ☐ Not for Profit
- ☐ Limited Liability
- ☐ Domestication
- ☐ Other

OTHER FILINGS

- ☐ Annual Report
- ☐ Fictitious Name

AMENDMENTS

- ☐ Amendment
- ☐ Resignation of R.A., Officer/Director
- ☐ Change of Registered Agent
- ☐ Dissolution/Withdrawal
- ☐ Merger

REGISTRATION/QUALIFICATION

- ☐ Foreign
- ☐ Limited Partnership
- ☐ Reinstatement
- ☐ Trademark
- ☐ Other

Examiner's Initials

2-14
We



FLORIDA DEPARTMENT OF STATE
Katherine Harris
Secretary of State

2000

FRANCISCO GADO, ESQ.
10235 SW 8TH TERR.
MIAMI, FL 33174

SUBJECT: ADELCOR CONDOMINIUM ASSOCIATION, INC.
Ref. Number: W00000002960

We have received your document for ADELCOR 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 document must have original signatures.

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) 487-6995.

Wanda Cunningham
Document Specialist

Letter Number: 600A00004980

ARTICLES OF INCORPORATION

OF

ADELCOR CONDOMINIUM ASSOCIATION INC.

FILED
00 FEB 14 AM 10:20
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

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:
ADELCOR CONDOMINIUM ASSOCIATION, INC.,

ARTICLE II

The purpose of this non-profit corporation is 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 that certain condominium located in Dade County, Florida.

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 of this corporation shall be limited to such condominium parcel owners.

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.

ARTICLE V

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

GUILLERMO CORTES

4400 N.W. 3rd., Street, Miami, FL

EMILIA T. CORTES

" " " " "

ADELA QUINTANA

" " " " "

ARTICLE VI

The affairs of the corporation shall be managed; 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 successor shall be elected and shall qualify. Provisions for

such election, and provisions for the removal, disqualification, and resignation of Directors and for filling vacancies on the Directorate, shall be established by the By-Laws of 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:

GUILLERMO CORTES President

EMILIA T. CORTES Treasurer same address as in Article V

ADELA QUINTERO SECRETARY

(The last two (2) officers may be combined) These officers shall be elected from time to time in the manner set forth in the By-Laws adopted by the corporation.

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.

GUILLERMO CORTES	President	same address as in Art. V
EMILIA T. CORTES	Treasurer	" " " " "
ADELA QUINTERO	Secretary	" " " " "

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

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, by vote by the majority of the attended membership, 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 of votes of the membership to be adopted.

b.- If the proposed change has not been approved by the unanimous votes of the Board of Directors, 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 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 or Vice President, has been filed with the Secretary of State, and all filing fees paid.

ARTICLE X.

This corporation shall have all the powers set forth in Florida Statutes 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 which may at any future time be leased by the Association.

ARTICLE XI.

There shall be no dividends pay to any of the members nor shall any part of the income of the corporation be distributed to its Board of Directors or office. 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. Number of members, and membership in the corporation and transfer there shall be upon such terms and conditions as provided for in the Declaration of Condominium and the By-Laws.

ARTICLE XII.

The principal office of the corporation shall be located at:

4400 NW 3rd., Street, Miami, Florida.

but the corporation may maintain offices and transact business in such other places in or out of the State of Florida if so designated by the Board of Directors.

IN WITNESS WHEREOF, the subscribers thereto have hereunto set their hands and seals this 17th day of January, 2000.

in the presence of:

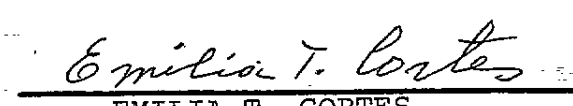

RAUL DELGADO


RICARDO DELGADO

as to all parties


GUILLERMO CORTES

(SEAL)


EMILIA T. CORTES

(SEAL)


ADELA QUINTANA

(SEAL)

IN WITNESS WHEREOF, GUILLERMO CORTES, acting partner of ADELCO CONSTRUCTION, the Developer has hereinto set his hand(s) and seal(s) this 16th day of January 2000, in Miami, Dade County, Florida

In the presence of :

Raul Delgado

RAUL DELGADO

Ricardo Delgado

RICARDO DELGADO

[Signature]

STATE OF FLORIDA

COUNTY OF DADE

SS

I hereby certify that of this day personally appeared before me, the undersigned authority, duly authorized to take oaths and acknowledgements in the State and County above mentioned, GUILLERMO CORTES who after being duly sworn acknowledges that he executed the foregoing declaration of condominium for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL, at Miami, Florida
this 17 day of January, 2000

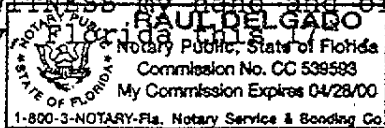


Raul Delgado
NOTARY PUBLIC

STATE OF FLORIDA
SS
COUNTY OF DADE

BEFORE ME, the undersigned authority, personally appeared Guillermo Cortes who after being, by me, duly sworn, acknowledge that he executed the foregoing Articles of Incorporation of Adelcor Condominium Association Inc., a non profit Florida corporation, for the purposes therein expressed.

WITNESS my hand and official seal at Miami, Dade
County, Florida, this 17 day of January, 2000.



Raul Delgado
Notary Public
State of Florida

CERTIFICATE OF ADDRESS FOR SERVICE OF PROCESS

Pursuant to Chapter 48.091, Florida Statutes the following is submitted accordingly:

That Adelcor Condominium Association Inc., organized as indicated in the foregoing articles of Incorporation has named Guillermo Cortes, located at 4000 NW 3rd. Street, Miami, Florida as the resident agent to accept service of process within the State of Florida.

ACKNOWLEDGEMENT

I HEREBY agree to accept to be the agent for service of process as stated above and to act in such capacity and to comply with the provision to keep open said office.

Guillermo Cortes
Resident Agent