

Division of Corporations

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From: Account Name : RICARDO BAJANDAS, P.A.
Account Number : 110263002111
Phone : (305) 377-0909
Fax Number : (305) 377-1771

FLORIDA NON-PROFIT CORPORATION
SOUTH MIAMI AVENUE HOMEOWNER'S ASSOCIATION, INC.

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**ARTICLES OF INCORPORATION
OF
SOUTH MIAMI AVENUE HOMEOWNER'S ASSOCIATION, INC.**

I, the undersigned, for the purpose of forming a non-profit corporation under the Florida Not-For-Profit Corporation Act, hereby adopts the following Articles of Incorporation:

ARTICLE I

The name of the corporation is **SOUTH MIAMI AVENUE HOMEOWNER'S ASSOCIATION, INC.** (the "Corporation").

ARTICLE II

The street address of the initial principle office, and its mailing address shall be:

**601 Brickell Key Drive
Suite 705
Miami, Florida 33131**

ARTICLE III

The Corporation is a non-profit corporation and shall have all of the powers, duties, authorizations and responsibilities as provided in the Florida Not For Profit Corporation Act as may be necessary or appropriate to fulfilling the purposes for which the Corporation is organized.

The Corporation shall not carry on or engage in, otherwise than as an insubstantial part of its activities, activities which in themselves are not in furtherance of its Not For Profit status.

ARTICLE IV

The Corporation shall be governed by a board of directors (the "Board"). The Board shall be elected and serve in accordance with the terms of the by-laws of the Corporation. The Board shall consist of no fewer than three (3) members or, if larger, the number of members required by law.

**Preparer:
Ricardo Bajandas
De La Peña & Bajandas, LLP
601 Brickell Key Drive, Suite 705
Miami, Florida 33131
Ph. (305) 377-0909
FL BAR NO. 0987750**

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ARTICLE V

The street address of the Corporation's initial registered office is *601 Brickell Key Drive, Suite 705, Miami, Florida 33131*. The name of the initial registered agent at such office is the law office of *De La Peña & Bajandas, LLP*.

ARTICLE VI

The name and address of the incorporator of the Corporation is *Leoncio E. de la Peña, Esq., 601 Brickell Key Drive, Suite 705, Miami, Florida 33131*.

ARTICLE VII

The Corporation shall indemnify, and advance expenses to, to the fullest extent authorized or permitted by the Act, any person made, or threatened to be made, a party to any action, suit or proceeding by reason of the fact that he is or was a director or officer of the Corporation or is or was serving at the request of the Corporation as a director or officer of another Corporation. Unless otherwise expressly prohibited by the Act, and except as otherwise provided in the foregoing sentence, the Board of Directors of the Corporation shall have the sole and exclusive discretion, on such terms and conditions as it shall determine, to indemnify, or advance expenses to, any person made, or threatened to be made, a party to any action, suit, or proceeding by reason of the fact that he is or was an employee or agent of the Corporation, or is or was serving at the request of the Corporation as an employee or agent of another corporation, partnership, joint venture, trust or other enterprise. Except for any person who is or was a director or officer of the Corporation, or any person who is or was serving at the request of the Corporation as a director or officer of another corporation, no employee or agent of the Corporation may apply for indemnification or advancement of expenses to any court of competent jurisdiction.

ARTICLE VIII

The Corporation's purpose of business is to enhance property values and the quality of life for residents of South Miami Avenue; to exercise all rights and powers conferred by the laws of the State of Florida upon a not for profit corporation; provide ownership, operation, maintenance and preservation of the Community Property and improvements thereon; administer the interests of the Association and the Owners and to promote the health, safety and welfare of the Owners.

IN WITNESS WHEREOF, the undersigned incorporator has executed these Articles of Incorporation as of the 16 day of *July*, 2000.



Leoncio E. de la Peña, Esq., Incorporator

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ACCEPTANCE BY REGISTERED AGENT

Having been named to accept service of process for **SOUTH MIAMI AVENUE HOMEOWNER'S ASSOCIATION, INC.**: (i) I agree to act in this capacity; (ii) I agree to comply with the provisions of all statues relative to the proper and complete performance of my duties; and (iii) I accept the duties and obligations of acting as registered agent pursuant to Section 617.0513 of the Florida Not For Profit Corporation Act.

Dated as of the 18th day of July, 2000

DE LA PEÑA & BAJANDAS, LLP

By:

Leoncio E. de la Peña, Esq., Partner

The foregoing instrument was acknowledged before me on this 18th day of July, 2000 by Leoncio E. de la Peña, Esq. to me personally known and who have taken the oath.



Mayelin Vina
Notary Public, State of Florida

(Print Name)

My Commission Expires: _____

Executed on the 18th day of July, 2000.

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