

N 000000008043

Florida Department of State

Division of Corporations

Public Access System

Katherine Harris, Secretary of State

Electronic Filing Cover Sheet

Note: Please print this page and use it as a cover sheet. Type the fax audit number (shown below) on the top and bottom of all pages of the document.

(((H00000063714 0)))

Note: DO NOT hit the REFRESH/RELOAD button on your browser from this page. Doing so will generate another cover sheet.

To:

Division of Corporations
Fax Number : (850) 922-4001

From:

Account Name : EMPIRE CORPORATE KIT COMPANY
Account Number : 072450003255
Phone : (305) 541-3694
Fax Number : (305) 541-3770

FLORIDA NON-PROFIT CORPORATION

garden villas commercial park condominium associatio

Certificate of Status	0
Certified Copy	1
Page Count	06
Estimated Charge	\$78.75

FILED
SECRETARY OF STATE
DIVISION OF CORPORATIONS
00 DEC -6 PM 2:58

B. McKnight DEC 06 2000

12/6/00 00:14:49 PM

H00000063714

ARTICLES OF INCORPORATION

OF

GARDEN VILLAS COMMERCIAL PARK CONDOMINIUM ASSOCIATION, INC.

A FLORIDA NOT-FOR-PROFIT CORPORATION

The undersigned acting as incorporator of a corporation pursuant to chapter 617, Florida Statutes, adopt the following Articles of Incorporation:

ARTICLE I

The name of this corporation shall be **GARDEN VILLAS COMMERCIAL PARK CONDOMINIUM ASSOCIATION, INC.**, a Florida Not-For-Profit Corporation.

ARTICLE II

The principal place of business and the mailing address of this corporation shall be: 10505 West Okeechobee Road, Hialeah Gardens, Florida 33018.

ARTICLE III

The purpose for which the corporation is formed, and the business and the objects to be carried on and promoted by it, are as follows:

1. The purpose for which the corporation is organized is so there exists an entity to represent the condominium known as **GARDEN VILLAS COMMERCIAL PARK CONDOMINIUM**, and to manage and maintain real or personal property on behalf of that entity.

2. The specific purpose for which the corporation is organized shall be:

(a) To maintain, operate and manage the condominium known as **GARDEN VILLAS COMMERCIAL PARK CONDOMINIUM** and to operate lease trade, sell and otherwise deal with the personal and real property thereof.

(b) To erect and maintain a building or buildings for the above purpose and to engage in any operation incidental to and essential to carry out the purposes above mentioned.

(c) To solicit funds and donations in kind and from time to time to further the purposes of this corporation.

(d) To acquire and receive by purchase, donation or otherwise, any property, real, personal or mixed, and to hold, use and dispose of the same.

(e) To borrow money and to issue evidences of indebtedness in furtherance of any or all of the objects of its business; and to secure loans by mortgage, pledge, deed of trust, or other lien.

Frank J. Segredo, Esquire
901 Ponce De Leon Blvd., Suite 601
Coral Gables, Florida 33134
FL Bar No. 358010

H00000063714

SECRET
DIVISION OF
00 DEC -6 PM 2:58

H00000063714

(f) To apply for, obtain and contract with any federal, state or local government or agency for a direct loan or loans or other financial aid in the form of grants or otherwise relating to the purposes of this corporation.

(g) To engage in any kind of activity, and to enter into, perform and carry out contracts of any kind, necessary or in connection with, or incidental to the accomplishment of any one or more of the non-profit purposes of the corporation.

(h) No part of the net earnings of the corporation shall inure to the benefit of, or be distributable to, any director or Officer of the corporation or any member of the corporation or any other private individual (except that reasonable compensation may be paid for services rendered to or for the corporation affecting one or more of its purposes), and no Director or Officer of the corporation, or any private individual shall be entitled to share in the distribution of any of the corporate assets on dissolution of the corporation. No substantial part of the activities of the corporation shall be carrying on each propaganda, or otherwise attempting to influence legislation and the corporation shall not participate in, or intervene in (including the publication or distribution of statement) any political campaign on behalf of any candidate for public office.

(i) Notwithstanding any other provision of these Articles, the corporation shall not carry on any activities not permitted to be conducted or carried on by an organization exempt from taxation under Section 501 (C) (3) of the Internal Revenue Code and Regulations issued pursuant thereto as they now exist or as they may hereafter be amended.

(j) 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 exclusively for the purposes of the corporation in such manner, or to such organization or organizations organized and operated exclusively for charitable, educational, exempt organization or organizations under Section 501 (C) (3) of the Internal Revenue Code of 1954 (or the corresponding provisions 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 Miami-Dade County, Florida in which the principal office of the corporation is then located, exclusively for such purposes or to such organization or organizations, as said script shall determine, which are organized and operated exclusively for such purposes.

(k) The corporation shall have such powers as are conferred upon it by Chapter 617 of the Laws of the State of Florida, and to exercise those powers in the accomplishment of its objects and purposes.

(l) The By-Laws may impose other conditions of membership from time to time.

ARTICLE IV

The manner in which the directors are elected or appointed is as stated in the By-Laws. The board shall elect the President the Vice President, the Secretary, the Treasurer and any other officers that the board determines appropriate officers shall be elected annually.

H00000063714

H00000063714

ARTICLE V

The name and street address of the initial registered agent shall be:

**FRANK J. SEGRED0, ESQUIRE
901 PONCE DE LEON BOULEVARD
SUITE 601
CORAL GABLES, FLORIDA 33134**

ARTICLE VI

The name and street address of the incorporators of these Articles of Incorporation shall be:

**JUAN ALVAREZ
10505 WEST OKEECHOBEE ROAD
HIALEAH GARDENS, FLORIDA 33018**

**MARIA M. RODRIGUEZ
10505 WEST OKEECHOBEE ROAD
HIALEAH GARDENS, FLORIDA 33018**

**SANDRA DEE RAMOS
10505 WEST OKEECHOBEE ROAD
HIALEAH GARDENS, FLORIDA 33018**

ARTICLE VII

The affairs of the corporation shall be managed by a President, Vice President, Secretary and a Treasurer and such other officers as may from time to time be created by the Board of Directors. The names of the Officers and the office they shall hold until the first election shall be:

JUAN ALVAREZ	PRESIDENT
MARIA M. RODRIGUEZ	VICE-PRESIDENT
SANDRA DEE RAMOS	SECRETARY
SANDRA DEE RAMOS	TREASURER

ARTICLE VIII

The members of the Board of Directors shall never be less than (3) in number. Initially the Board of Directors shall consist of (3) persons whose names and addresses are as follows and who shall serve as Directors until the first election:

**JUAN ALVAREZ
10505 WEST OKEECHOBEE ROAD
HIALEAH GARDENS, FLORIDA 33018**

H00000063714

H00000063714

MARIA M. RODRIGUEZ
10505 WEST OKEECHOBEE ROAD
HIALEAH GARDENS, FLORIDA 33018

SANDRA DEE RAMOS
10505 WEST OKEECHOBEE ROAD
HIALEAH GARDENS, FLORIDA 33018

ARTICLE IX

These Articles of Incorporation may be amended by a majority vote of the Board of Directors at any special meeting called for that purpose, after first giving at least ten (10) days written notice of the meeting. Amendments to the Articles of Incorporation shall only be effective from the date of approval in writing by Chairman of the Board.

It is hereby expressly provided that in the determination of whether an individual qualifies and should be thus entitled to Laws promulgated by the Board of Directors in determining whether any certain individual qualifies in accordance with the criteria herein established. It is hereby expressly provided that said By-Laws shall not discriminate or be applied in any manner which may be contrary to the purposes described in these Articles of Incorporation or which would disqualify this corporation's qualification as an organization exempt from taxation under Section 501 (C) (3) of the Internal Revenue Code.

ARTICLE X

The By-Laws of the corporation may be amended from time to time by a majority vote of the Board of Directors at a meeting called especially for that purpose and after giving at least ten (10) days notice of said meeting in writing.

ARTICLE XI

The corporation shall hold an annual meeting for members within ninety (90) days of the end of its fiscal year as determined by the Board of Directors. At such meeting Directors shall be elected or appointed in accordance with the By-Laws.

The undersigned incorporator has executed these Articles of Incorporation this 31st day of July, 2000.


JUAN ALVAREZ, Incorporator


MARIA M. RODRIGUEZ, Incorporator


SANDRA DEE RAMOS, Incorporator

H00000063714

H00000063714

ACCEPTANCE OF APPOINTMENT OF REGISTERED AGENT

The undersigned hereby accepts the appointment of registered agent contained in the foregoing Articles of Incorporation.



FRANK J. SEGREDO, ESQUIRE

FILED
SECRETARY OF STATE
DIVISION OF CORPORATIONS
00 DEC -6 PM 2:58

H00000063714