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FLORIDA NON-PROFIT CORPORATION

NE 33RD AVENUE ASSOCIATION, INC.

Certificate of Status	0
Certified Copy	1
Page Count	05
Estimated Charge	\$78.75

SECRETARY OF STATE
TALLAHASSEE, FLORIDA

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ARTICLES OF INCORPORATION

OF

NE 33RD AVENUE ASSOCIATION, INC.

The undersigned, desiring to form a Corporation Not For Profit for the purposes hereinafter stated, under and pursuant to Chapter 617 of the Florida Statutes, do hereby declare as follows:

I. NAME

The name of the Corporation shall be NE 33RD AVENUE ASSOCIATION, INC.

II. NOT FOR PROFIT PURPOSE

The Corporation is being organized for the purpose of undertaking community activities not for profit, including the establishment of an association of multi-family associations for the purpose of working for the betterment of the community, and such other permitted purposes. In furtherance of its corporate purpose, the Corporation shall have all general powers enumerated in Section 617.0302 of Florida Statutes, being the Not For Profit Corporation Law, as same may be amended.

III. PRINCIPAL OFFICE

The principal office and mailing address of the Corporation shall be located at 4875 North Federal Highway, 7th Floor, Fort Lauderdale, Florida 33308.

IV. BOARD OF DIRECTORS

The affairs of the Corporation shall be conducted by a Board, of not less than three (3) or as may be modified in accordance with the terms and conditions of the By-Laws of the Corporation. The manner in which the members of the Board of Directors shall be elected shall be as provided for in the By-Laws of the Corporation.

V. INITIAL OFFICERS

The names and street addresses of the first Officers, who, subject to the provisions of these Articles of Incorporation, shall hold office for the first year of the Corporation's existence or until their successors are elected and shall have qualified, are the following:

<u>NAME</u>	<u>TITLE</u>	<u>ADDRESS</u>
GARY SIEGER	PRESIDENT	1905 N. ATLANTIC BOULEVARD #16F FORT LAUDERDALE, FLORIDA 33305
MARK HARTON	VICE-PRESIDENT	3015 N. OCEAN BOULEVARD #6J FORT LAUDERDALE, FLORIDA 3338-7319
BENNETT ZARREN	SECRETARY	1905 N. ATLANTIC BOULEVARD #EPHF FORT LAUDERDALE, FLORIDA 33305

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SECRETARY OF STATE

JOAN M. BALOGH

TREASURER

2200 N.E. 33RD AVENUE

#14J

FORT LAUDERDALE, FLORIDA 33305

VI. INCORPORATORS

The name and street address of each person signing these Articles of Incorporation is:

NAME

ADDRESS

GARY SIEGER

1905 N. ATLANTIC BOULEVARD

#16F

FORT LAUDERDALE, FLORIDA 33305

MARK HARITON

3015 N. OCEAN BOULEVARD

#6J

FORT LAUDERDALE, FLORIDA 33338-7319

VII. MANAGEMENT

The Corporation shall be managed by the Board of Directors, which shall exercise all powers conferred under the laws of the State of Florida for NOT FOR PROFIT CORPORATIONS as same may be amended.

VIII. INITIAL REGISTERED OFFICE AND AGENT

The street address of the initial registered office of this Corporation is 4875 North Federal Highway, 7th Floor, Fort Lauderdale, Florida 33308, and the name of the initial registered agent of this Corporation at that address is JEFFREY A. WINIKOFF.

IX. EFFECTIVE DATE

The effective date of this Corporation shall be the date as filed in the Secretary of State's Office in Tallahassee, Florida.

IN WITNESS WHEREOF, I have made, subscribed and acknowledged these Articles of Incorporation at FORT LAUDERDALE, FLORIDA, this _____ day of _____, 2001.


GARY SIEGER


MARK HARITON

STATE OF FLORIDA)
 }SS:
COUNTY OF BROWARD)

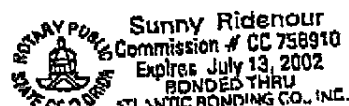
ON THIS DAY, before me, an officer duly authorized to administer oaths and take acknowledgments in the County and State aforesaid, personally appeared GARY SIEGER who is personally known to me or who produced his driver's license as identification, who took an oath and who is well known to be the Incorporator described in and who executed the foregoing Articles of Incorporation of NE 33RD AVENUE ASSOCIATION, INC., and he executed the same as such Incorporator for the purposes therein expressed.

WITNESS my hand and official seal at FORT LAUDERDALE, FLORIDA, on this
9 day of April, 2001.


NOTARY PUBLIC, State of Florida

My Commission Expires:

STATE OF FLORIDA)
 }SS:
COUNTY OF BROWARD)



ON THIS DAY, before me, an officer duly authorized to administer oaths and take acknowledgments in the County and State aforesaid, personally appeared MARK HARTON who is personally known to me or who produced his driver's license as identification, who took an oath and who is well known to be the Incorporator described in and who executed the foregoing Articles of Incorporation of NE 33RD AVENUE ASSOCIATION, INC., and he executed the same as such Incorporator for the purposes therein expressed.

WITNESS my hand and official seal at FORT LAUDERDALE, FLORIDA, on this
9 day of April, 2001.


NOTARY PUBLIC, State of Florida

My Commission Expires:



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**CERTIFICATE DESIGNATING PLACE OF DOMICILE
FOR THE SERVICE OF PROCESS WITHIN THIS STATE,
NAMING AGENT UPON WHOM PROCESS MAY BE SERVED**

Pursuant to Chapter 48.091, Florida Statutes, the following is submitted in compliance with said Act:

First, that NE 33RD AVENUE ASSOCIATION, INC., desiring to organize as a NOT FOR PROFIT CORPORATION under the laws of the State of Florida, with its principal office, as indicated in the Articles of Incorporation, at 4875 North Federal Highway, 7th Floor, Fort Lauderdale, Florida 33308 has named JEFFREY A. WINIKOFF, located at 4875 North Federal Highway, 7th Floor, Fort Lauderdale, Florida 33308, as its agent to accept service of process within this State.

Having been named to accept service of process for the above-stated Corporation, at the place designated 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 office.



JEFFREY A. WINIKOFF

DATED: 4/10/01

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