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SECRETARY OF STATE  
TALLAHASSEE FLORIDA

VALIDATION ONLY

Tomas R. Galiana

Requestor's Name

P.O. Box 28207

Address

Hialeah FL 33002-1207 (305)698-4040

City State ZIP Phone #

CORPORATION(S) NAME

Lakeside Plaza Condominium Association, Inc.

900004531139--7  
-08/13/01--01123--004  
\*\*\*\*\*78.75 \*\*\*\*\*78.75

( ) PROFIT

( ☒ ) NON-PROFIT

( ) AMENDMENT

( ) MERGER

( ) FOREIGN

( ) DISSOLUTION

( ) MARK

( ) LIMITED PARTNERSHIP ( ) ANNUAL REPORT

( ) RESERVATION

( ) REINSTATEMENT ( ) OTHER

( ) CERTIFIED COPY ( ) PHOTO COPIES ( ) CERTIFICATE UNDER SEAL

( ) WALK IN ( ) WILL WAIT ( ) PICK UP ( ☒ ) MAIL OUT ( ) CALL ( ) AFTER 4:30

Name  
Availability

Document  
Examiner

Updater

Updater  
Verifier

Acknowledgment

W.P. Verifier

*Law*  
8/16/01

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SECRETARY OF STATE  
TALLAHASSEE FLORIDA

**ARTICLES OF INCORPORATION**

**LAKESIDE PLAZA CONDOMINIUM ASSOCIATION, INC.**

WE, the undersigned, hereby associate ourselves together for the purpose of forming a non-profit corporation under the laws 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: LAKESIDE PLAZA CONDOMINIUM ASSOCIATION, INC.

**ARTICLE II**

The general purpose of this non-profit corporation shall be as follows:

To be the "Association" (as defined in the Condominium Act of the State of Florida, FS 718, et seq.) for the operation of LAKESIDE PLAZA CONDOMINIUM, a Condominium created pursuant to the provisions of the Condominium Act; and as such Association, to operate and administer said condominium and carry out the functions and duties of said condominium set forth in the Declaration of Condominium established for said condominium.

**ARTICLE III**

All persons or entities who are owners of condominium parcels with said condominium shall automatically be members of this corporation. Such membership shall automatically terminate when such person or entity is no longer the owner of a condominium parcel. Membership in this corporation shall be limited to such condominium parcel owners.

Subject to the foregoing, admission to and termination of membership shall be governed by the Declaration of Condominium for said condominium among the public records of Miami-Dade County, Florida.

**ARTICLE IV**

This corporation shall have perpetual existence.

## **ARTICLE V**

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

LUIS CRUZ  
3640 SW 129<sup>TH</sup> AVE  
MIAMI, FLORIDA

MARLENE CRUZ-GOVIN  
15998 SW 3<sup>RD</sup> STREET  
PEMBROKE PINES, FL 33027

## **ARTICLE VI**

**Section 1.** The affairs of the corporation shall be managed and 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 successors shall be elected and shall qualify. Provisions for such election, and provisions respecting the removal, disqualification and resignation of Directors and for filling vacancies on the Directorate, shall be established by the By-Laws.

**Section 2.** The principal officers of the corporation shall be:

President  
Secretary/Treasurer

who shall be elected from time to time in the manner set forth in the By-Laws adopted by 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:

MARLENE CRUZ-GOVIN

President

LUIS CRUZ

Secretary/Treasurer

### **ARTICLE VIII**

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:

LUIS CRUZ  
3640 SW 129<sup>TH</sup> AVE  
MIAMI, FLORIDA

MARLENE CRUZ-GOVIN  
15998 SW 3<sup>RD</sup> STREET  
PEMBROKE PINES, FL 33027

JORGE VALLEJO  
4765 W 8<sup>TH</sup> AVE  
HIALEAH, FL 33012

### **ARTICLE IX**

The By-Laws of the corporation shall initially be made and adopted by its first Board of Directors.

Prior to the time that the property described in Article II herein above 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 the property described in Article II herein above 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, or at a duly convened special meeting of the membership, attended by a majority of the membership, by vote, as follows:

- A. The proposed change must be approved by a majority of the Board of Directors.

### **ARTICLE X**

Amendments to these Articles of Incorporation may be proposed by any Member of Director and shall be adopted in the same manner as is provided for the amendment of the By-Laws as 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, has been filed with the Secretary of State, and all filing fees paid.

### **ARTICLE XI**

This corporation shall have all of the powers set forth in Florida Statute 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.

## ARTICLE XII

There shall be no dividends paid to any of the Members nor shall any part of the income of the corporation be distributed to its Board of Directors or Officers. 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 of 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 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 king or nature whatsoever. Membership in the condominium and the transfer thereof, as well as the number of Members, shall be upon such terms and conditions as provided for the Declaration of Condominium or By-Laws.

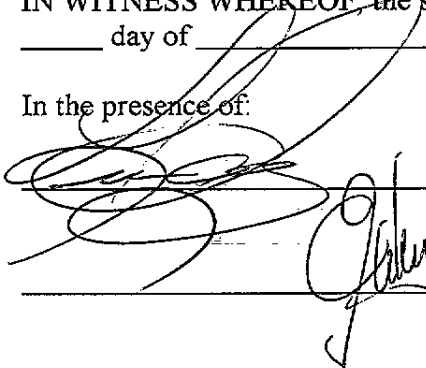
## ARTICLE XIII


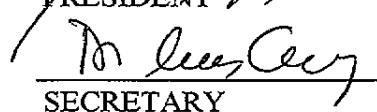
The principal office of the corporation shall be located at: 4765 WEST 8<sup>TH</sup> AVENUE, HIALEAH, FL. 33012  
\_\_\_\_\_, but the corporation may maintain offices and transact business in such other places within or without the State of Florida as may from time to time be designated by the Board of Directors.

The registered resident agent of the corporation shall be MARLENE CRUZ-GOVIN  
and his(her)address is: 4765 WEST 8<sup>TH</sup> AVENUE, HIALEAH, FL. 33012, for the purpose of accepting service of process for the above stated corporation.

IN WITNESS WHEREOF, the subscribers hereto have hereunto set their hands and seals this  
\_\_\_\_ day of \_\_\_\_\_, 200 \_\_\_\_.

In the presence of:

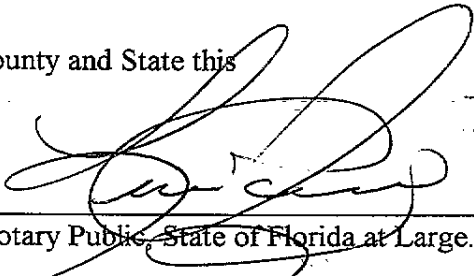
  
\_\_\_\_\_  
\_\_\_\_\_

  
\_\_\_\_\_  
PRESIDENT  
  
\_\_\_\_\_  
SECRETARY

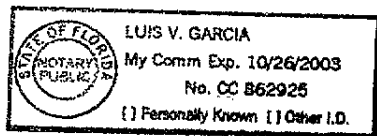
STATE OF FLORIDA            )  
  ) SS:  
COUNTY OF MIAMI-DADE )

BEFORE ME, the undersigned authority, personally appeared MARLENE CRUZ-GOVIN  
who after being first duly sworn, acknowledged that she executed the foregoing Articles of  
Incorporation of LAKE SIDE PLAZA CONDOMINIUM ASSOCIATION, INC., a Florida  
corporation not for profit, for the purposes therein expressed.

WITNESS my hand and official seal at Miami, said County and State this  
6 day of AUGUST, 2001.

  
\_\_\_\_\_  
Notary Public, State of Florida at Large.

My commission expires:



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

In pursuance of Chapter 48.091, Florida Statutes, the following is submitted, in compliance with said Act:

First – That LAKESIDE PLAZA CONDOMINIUM ASSOCIATION, INC. desiring to organize under the laws of the State of Florida, with its principal office, as indicated in the Articles of Incorporation a the City of Miami, County of Miami-Dade, State of Florida, has named Marlene Cruz-Govin, located at 4765 W 8<sup>th</sup> Ave, City of Hialeah, State of Florida, as its agent to accept service of process within this state.

**ACKNOWLEDGMENT**

Having been named to accept service of process for the above stated corporation, at place designated in this certificate, I hereby accept to act in this capacity, and agree to comply with the provision of said Act relative to keeping open said office.

  
REGISTERED AGENT.

**FILED**  
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TALLAHASSEE FLORIDA