

# No 2000002192

Steven Carlyle Cronig & Associates, P.A.  
ATTORNEYS AT LAW

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SECRETARY OF STATE  
TALLAHASSEE FLORIDA

Monday, March 18, 2002

Department of State  
Division of Corporations  
Corporate Filings Section  
Post Office Box 6327  
Tallahassee, Florida 32314

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-03/18/02--01083--011  
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United States Mail

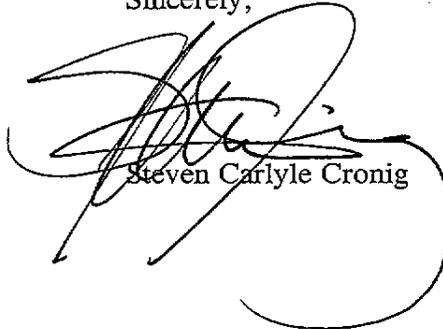
RE: Corporate Filing / Waterways Condominium Association, Inc.

Ladies:

Enclosed are the articles of incorporation for Waterways Condominium Association, Inc., together with our check in the sum of \$78.75 for the filing fee, registered agent fee and a certified copy. The articles have been approved by the Division of Land Sales. Please file the articles at your earliest convenience.

Thank you for your consideration in this matter. If you have any questions or problems, please call me.

Sincerely,



Steven Carlyle Cronig

STEVEN CARLYLE CRONIG & ASSOCIATES, P.A., ATTORNEYS AT LAW  
307 Continental Plaza, 3250 Mary Street, Coconut Grove, Florida 33133 Telephone (305) 444.6300 Telefacsimile (305) 444.6334  
e-mail <steve@stevencronig.com>

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ARTICLES OF INCORPORATION  
WATERWAYS CONDOMINIUM ASSOCIATION, INC.

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SECRETARY OF STATE  
TALLAHASSEE FLORIDA

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: **WATERWAYS 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, F.S. 718, et seq.) for the operation of WATERWAYS 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 who are owners of condominium parcels with 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 in this corporation shall be limited to such condominium parcel owners.

Subject to the foregoing, admission to and termination of mem-

bership shall be governed by the Declaration of Condominium that shall be filed 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:

Steven C. Cronig, Esquire  
Steven Carlyle Cronig & Associates, P.A.  
307 Continental Plaza  
3250 Mary Street  
Coconut Grove, Florida 33133

**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	Gregory Freeman
Secretary/Treasurer	Daren Schwartz

Vice President

Adriana Moya

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:

President	Gregory Freeman
Secretary/Treasurer	Daren Schwartz
Vice President	Adriana Moya

**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:

Gregory Freeman  
1908 North Ocean Drive  
Hollywood, Florida 33020

Daren Schwartz  
1908 North Ocean Drive  
Hollywood, Florida 33020

Adriana Moya  
1908 North Ocean Drive  
Hollywood, Florida 33020

**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

hereinabove 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 hereinabove has been submitted to condominium ownership by the filing of the Declaration of Condominium, the By-Laws may be amended, altered, supplemented, or modified as provided for in the By-Laws.

#### 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 and any recreational facilities leased to the

Association.

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 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. 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

33019

1908 North Ocean Drive; Hollywood, FL, 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 Steven C. Cronig, 307 Continental Plaza, 3250 Mary Street, Coconut Grove Florida 33133 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 18th day of March, 2002.

In the presence of:

[Signature]  
EDUARDO SAN  
OMAR FIGUERAS  
STATE OF FLORIDA  
COUNTY OF MIAMI-DADE }

[Signature]  
STEVEN C. CRONIG

The foregoing instrument was acknowledged before me this 18th day of MARCH, 2002, by Steven C. Cronig, who is personally known to me or who has produced [Signature], as identification who did take an oath.

NOTARY PUBLIC:

Sign: [Signature]

Print: OMAR FIGUERAS

STATE OF FLORIDA AT LARGE (Seal)

My Commission Expires:



Omar Figueras  
My Commission CC811112  
Expires February 21, 2003

WATERWAYS CONDOMINIUM ASSOCIATION, INC.

ACCEPTANCE OF APPOINTMENT BY RESIDENT AGENT

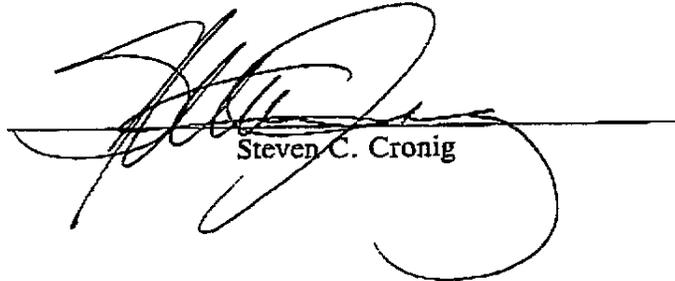
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SECRETARY OF STATE  
TALLAHASSEE FLORIDA

The undersigned, Steven C. Cronig, hereby accepts appointment as the Resident Agent for Waterways Condominium Association, Inc. and does agree to accept service of process on behalf of the Corporation and to forward same to the appropriate corporate officer. The undersigned is familiar with and accepts the obligations provided for in Florida Statutes Section 607.0505.

WITNESS my hand this 18th day of March 2002 at Miami, Florida.



Steven C. Cronig