

**LAFAUS CORPORATE FILING SERVICE**  
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Office Use Only

**CORPORATION NAME(S) & DOCUMENT NUMBER(S), (if known):**

1. ALLPATIAN Tenant Association, Incorporated  
 (Corporation Name) (Document #)

2. \_\_\_\_\_  
 (Corporation Name) (Document #)

3. \_\_\_\_\_  
 (Corporation Name) (Document #)

4. \_\_\_\_\_  
 (Corporation Name) (Document #)

**FILED**  
 02 MAY -2 PM 1:11  
 SECRETARY OF STATE  
 TALLAHASSEE, FLORIDA  
 70000545817-9  
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**NEW FILINGS**

☐ Profit  
☒ Not for Profit  
☐ Limited Liability  
☐ Domestication  
☐ Other

**AMENDMENTS**

☐ Amendment  
☐ Resignation of R.A., Officer/Director  
☐ Change of Registered Agent  
☐ Dissolution/Withdrawal  
☐ Merger

**OTHER FILINGS**

☐ Annual Report  
☐ Fictitious Name

**REGISTRATION/QUALIFICATION**

☐ Foreign  
☐ Limited Partnership  
☐ Reinstatement  
☐ Trademark  
☐ Other

CR2103117/07

*[Signature]*

**RECEIVED**  
 02 MAY -2 PM 10:53  
 DIVISION OF CORPORATE REGISTRATION  
 TALLAHASSEE, FLORIDA  
**Examiner's Initials**

**ARTICLES OF INCORPORATION**  
**OF**  
**ALLAPATTAH TENANT ASSOCIATION, INCORPORATED**  
**A NON-PROFIT CORPORATION**

The Undersigned, desiring to form a Non-Profit Corporation in accordance with Chapter 617, Florida Statutes, entitled Corporations Not For Profit Act, hereby adopt the following Articles of Incorporation:

**Article I**  
**NAME**

The name of the corporation is ALLAPATTAH TENANT ASSOCIATION, INCORPORATED.

**Article II**  
**PURPOSE**

The Corporation is organized exclusively to engage in all lawful acts or activities for which a Florida not-for-profit corporation may be organized, including one or more of the following purposes: title holding corporations pursuant to Code Section 501(c)(2); civic league or organization operating exclusively for the promotion of social welfare pursuant to Code Section 501(c)(4); labor, agricultural or horticultural organization pursuant to Code Section 501(c)(5); business league, chamber of commerce, real estate board, or board of trade pursuant to Code Section 501(c)(6); or club organized for pleasure, recreation and other nonprofitable purposes pursuant to Code Section 501(c)(7); fraternal beneficiary societies providing life, sick, accident or other benefits pursuant to Code Section 501(c)(8); voluntary employees' beneficiary associations pursuant to Code Section 501(c)(9); domestic fraternal societies not providing life, sick, accident or other benefits pursuant to Code Section 501(c)(10); benevolent life insurance associations, mutual ditch or irrigation companies, mutual or cooperative telephone companies, or like organizations pursuant to Code Section 501(c)(12); cemetery, crematoria and like organizations pursuant to Code Section 501(c)(13); mutual insurance companies or associations, other than life or marine pursuant to Code Section 501(c)(15); a post, organization or auxiliary unit of past or present members of the Armed Forces of the United States pursuant to Code Section 501(c)(19); organization for prepaid legal services pursuant to Code Section 501(c)(20); and title holding corporations pursuant to Code Section 501(c)(25). All references to "Code" are to the Internal Revenue Code of 1986, as amended or to corresponding provisions of future federal tax legislation.

**Article III**  
**ADDRESS OF CORPORATION**

The mailing address of the Corporation is:

Allapattah Tenant Association, Incorporated  
1525 NW 19 Terrace  
Unit No. 2  
Miami, Florida 33125

**Article IV**  
**BOARD OF DIRECTORS**

1. The affairs of the Association shall be managed by a Board of Directors consisting of not less than 3 persons, all of whom must be tenants of the building.

2. The appointment of the first Board of Administration and their replacements shall be done in accordance with the Bylaws, Directors shall hold office for the periods described in the Bylaws.

4. Directors of the Association shall be elected at the annual meeting of the members in the manner determined by and subject to the qualifications set forth in the Bylaws. Directors may be removed and vacancies on the Board shall be filled in the manner provided by the Bylaws. The directors shall be protected from personal liability to the fullest extent permitted by law.

**Article V**  
**MEMBERSHIP**

All persons interested in the purposes of the Corporation are eligible for membership in the Corporation if they are capable of contributing to the achievement of those purposes and the effective operation of the Corporation, and if they comply with the requirements established from time to time in the Bylaws. Members shall have no voting rights or other rights except as provided in the Bylaws.

**Article VI**  
**CORPORATE EXISTENCE**

The term of existence of the corporation is perpetual unless sooner dissolved according to law, and its existence shall begin effective as of November 26, 2001.

**Article VII**  
**LIMITATIONS**

No part of the net earnings of the Corporation shall inure to the benefit of (or distributable to) its directors, officers, members or other private persons,

except that the Corporation shall be authorized and empowered to pay reasonable compensation for services rendered and to make payments and distributions in furtherance of any of its purposes.

### **ARTICLE VIII INCORPORATORS**

The name and address of the incorporator is:

Kevin L. Deeb, Esquire  
Deeb & Deeb, P.A.  
2350 Coral Way  
Suite 401  
Miami, Florida 33145-3536

### **ARTICLE IX REGISTERED AGENT AND OFFICE**

The street address of the initial registered office of the Corporation is:

2350 Coral Way  
Suite 401  
Miami, Florida 33145-3536

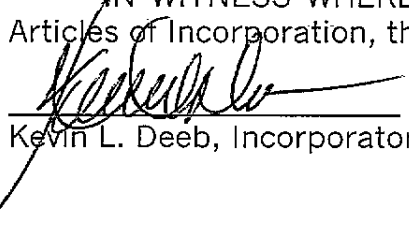
The name of the registered agent at such address is:

Kevin L. Deeb, Esquire

### **ARTICLE X DISSOLUTION**

Upon the dissolution or winding up of the Corporation, the assets remaining after payment (or provision for payment) of the Corporation's debts and liabilities shall be distributed pursuant to the Corporation's plan of distribution of assets.

IN WITNESS WHEREOF, the undersigned incorporator has executed these Articles of Incorporation, this 1<sup>st</sup> day of January, 2002.

  
Kevin L. Deeb, Incorporator

STATE OF FLORIDA )

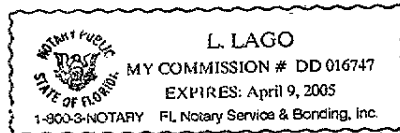
) ss


COUNTY OF MIAMI-DADE )

ON THIS 1<sup>st</sup> day of January, 2002, before me, a notary public duly authorized in the state and county last aforesaid, personally appeared Kevin L. Deeb, known to me to be the person whose name is subscribed to the above Articles of Incorporation, and who acknowledged that he executed the same for the purposes therein contained, and presented a Florida Drivers License as identification.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal on the day and year last aforesaid.

My Commission Expires:




  
Printed Name: L. LAGO  
Notary Public  
State of Florida

**ACCEPTANCE OF DESIGNATION OF REGISTERED AGENT**

*Having been named as registered agent and to accept service of process for the above stated corporation, I hereby accept the appointment as registered agent and agree to act in this capacity. I further agree to comply with the provisions of all statutes relative to the proper and complete performance of my duties, and I am familiar with and accept the obligation of my position as registered agent.*

DATED: January, 2002.

  
\_\_\_\_\_  
Kevin L. Deeb  
Registered Agent

**FILED**  
02 MAY -2 PM 1:11  
SECRETARY OF STATE  
TALLAHASSEE FLORIDA