

CAPITAL CONNECTION, INC.

417 E. Virginia Street, Suite 1 • Tallahassee, Florida 32301
(850) 224-8870 • 1-800-342-8062 • Fax (850) 222-1222

N02000005681

Cristal Villas Condominium
Association Inc.

400006621514--2
-07/24/02--01034--013
*****78.75 *****78.75

- ☒ Art of Inc. File _____
- _____ LTD Partnership File _____
- _____ Foreign Corp. File _____
- _____ L.C. File _____
- _____ Fictitious Name File _____
- _____ Trade/Service Mark _____
- _____ Merger File _____
- _____ Art. of Amend. File _____
- _____ RA Resignation _____
- _____ Dissolution / Withdrawal _____
- _____ Annual Report / Reinstatement _____
- ☒ Cert. Copy _____
- _____ Photo Copy _____
- _____ Certificate of Good Standing _____
- _____ Certificate of Status _____
- _____ Certificate of Fictitious Name _____
- _____ Corp Record Search _____
- _____ Officer Search _____
- _____ Fictitious Search _____
- _____ Fictitious Owner Search _____
- _____ Vehicle Search _____
- _____ Driving Record _____
- _____ UCC 1 or 3 File _____
- _____ UCC 11 Search _____
- _____ UCC 11 Retrieval _____
- _____ Courier _____

RECEIVED
02 JUL 24 AM 11:10
FILED
2002 JUL 24 PM 12:50
SECRETARY OF STATE
TALLAHASSEE FLORIDA

2589
W02-21406

Signature _____

Requested by: SR
Name _____ Date 7/24/02 Time 10:08

Walk-In _____ Will Pick Up _____

7/26/02



FLORIDA DEPARTMENT OF STATE

Katherine Harris
Secretary of State

FILED

2002 JUL 24 PM 12:50

SECRETARY OF STATE
TALLAHASSEE FLORIDA

July 24, 2002

CAPITAL CONNECTION INC.
417 E. VIRGINIA STREET
SUITE 1
TALLAHASSEE, FL 32301

SUBJECT: CRISTAL VILLAS CONDOMINIUM ASSOCIATION, INC.
Ref. Number: W02000021406

We have received your document for CRISTAL VILLAS CONDOMINIUM ASSOCIATION, INC. and your check(s) totaling \$78.75. However, the enclosed document has not been filed and is being returned for the following correction(s):

You must list the corporation's principal office and/or a mailing address in the document.

Please return the original and one copy of your document, along with a copy of this letter, within 60 days or your filing will be considered abandoned.

If you have any questions concerning the filing of your document, please call (850) 245-6973.

Claretha Golden
Document Specialist
New Filings Section

Letter Number: 102A00045061

RE-SUBMIT

PLEASE OBTAIN THE ORIGINAL
FILE DATE

RECEIVED
02 JUL 26 AM 10:00
DIVISION OF CORPORATIONS
TALLAHASSEE, FLORIDA

ARTICLES OF INCORPORATION OF
CRISTAL VILLAS CONDOMINIUM ASSOCIATION, INC.

FILED

2002 JUL 24 PM 12:50

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 Statutes 617 Et Seq., and hereby certify as follows:

ARTICLE I

The name of the Corporation shall be: **CRISTAL VILLAS CONDOMINIUM ASSOCIATION, INC.**
The corporation's address and mailing address is: 625 SE 8th Street, Hialeah, Florida 33010

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 CRISTAL VILLAS CONDOMINIUM, a Condominium, to be 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 Association, as set forth in the Declaration of Condominium establishing said Condominium and Exhibits annexed thereto.

ARTICLE III

All persons who are owners of condominium parcels within 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 owner.

Subject to the foregoing, admission to and termination of membership shall be governed by the Declaration of Condominium that shall be filed for said Condominium among the Public Records of Dade County, Florida.

ARTICLE IV

This Corporation shall have perpetual existence.

ARTICLE V

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

<u>Name</u>	<u>Address</u>
PAUL HERNANDEZ	625 SE 8 Street, Hialeah FL 33010
ALFREDO RIPPES	625 SE 8 Street, Hialeah FL 33010
GARY V. SMITH	1230 NW 7 Street, Miami FI 33125

ARTICLE VI

Section 1. The affairs of the Corporation shall be managed and governed by a Board of Directors composed of not less than three nor more than the number specified in the By-Laws. The Directors, subsequent to the first Board of Directors, shall be elected at the annual meeting of the membership, for a term of one 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, Vice President and 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:

<u>Name</u>	<u>Office</u>
Paul Hernandez	President
Alfredo Rippes	Vice President
Paul Hernandez	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: Paul Hernandez, Alfredo Rippes and Gary V. Smith.

ARTICLE IX

The By-Laws of the Corporation shall initially be made and adopted by it's first Board of Directors.

Prior to the time 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 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) If the proposed change has been approved by the unanimous approval of the Board of Directors, then it shall require only a majority vote of the total membership to be adopted.
- B) If the proposed change has not been approved by the unanimous vote of the Board of Directors, then the proposed change must be approved by three-fourths (3/4) of the total vote of the membership.

No amendment shall change the rights and privileges of the Developer referred to in said Declaration and Exhibits attached thereto without the applicable parties' written approval.

ARTICLE X

Amendments to these Articles of Incorporation may be proposed by any member or 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 amendments 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 or an Assistant Secretary, and executed and acknowledged by the President or Vice 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.

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 applied against future expenses, etc. 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 Corporation and the transfer thereof, as well as the number of members, shall be upon such terms and conditions as provided for in the Declaration of Condominium and By-Laws. The voting rights of the owners of parcels in said Condominium property shall be as set forth in the Declaration of Condominium and/or By-Laws.

July **IN WITNESS WHEREOF**, the Subscribers hereto have hereunto set their hands and seals this 23 day of July, 2002.

Paul Hernandez
PAUL HERNANDEZ
Alfredo Rippes
ALFREDO RIPPES
GARY V. SMITH
GARY V. SMITH

STATE OF FLORIDA)
COUNTY OF MIAMI-DADE)

The foregoing instrument was sworn to and subscribed before me in the County and State last aforesaid, this 23 day of July, 2002, by PAUL HERNANDEZ, who personally appeared before me at the time of notarization and who is personally known to me or who has produced (type of identification) FL Drivers License as identification, and who acknowledged they executed the foregoing Articles of Incorporation for the purposes therein expressed.

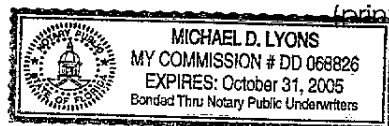
My Commission Expires:



STATE OF FLORIDA)
COUNTY OF MIAMI-DADE)

The foregoing instrument was sworn to and subscribed before me in the County and State last aforesaid, this 23 day of July, 2002, by ALFREDO RIPPES, who personally appeared before me at the time of notarization and who is personally known to me or who has produced (type of identification) FL Drivers License as identification, and who acknowledged they executed the foregoing Articles of Incorporation for the purposes therein expressed.

My Commission Expires:



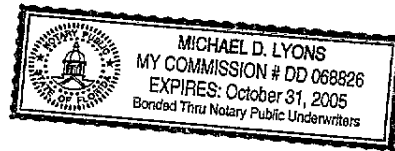
STATE OF FLORIDA)
COUNTY OF MIAMI-DADE)

The foregoing instrument was sworn to and subscribed before me in the County and State last aforesaid, this 23 day of July, 2002, by GARY V. SMITH, who personally appeared before me at the time of notarization and who is personally known to me or who has produced (type of identification) _____ as identification, and who acknowledged they executed the foregoing Articles of Incorporation for the purposes therein expressed.

My Commission Expires:


NOTARY PUBLIC (SEAL)
(print name) _____

O:\WPDATA\DATA\Condominiums\cristal\ARTICLES OF INCORPORATION.WPD



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

FILED

2002 JUL 24 PM 12:50

IN COMPLIANCE WITH SECTION 48.091, FLORIDA STATUTES, THE FOLLOWING IS SUBMITTED:

SECRETARY OF STATE
TALLAHASSEE FLORIDA

THAT **CRISTAL VILLAS CONDOMINIUM ASSOCIATION, INC.**, DESIRING TO ORGANIZE OR QUALIFY UNDER THE LAWS OF THE STATE OF FLORIDA, WITH IT'S PRINCIPAL PLACE OF BUSINESS AT CITY OF HIALEAHI, STATE OF FLORIDA, HAS NAMED GARY V. SMITH, LOCATED AT 1230 NW 7 STREET, MIAMI FL 33125, AS IT'S AGENT TO ACCEPT SERVICE OF PROCESS WITHIN FLORIDA.

CRISTAL VILLAS CONDOMINIUM ASSOCIATION, INC.

By: Paul Hernandez
PAUL HERNANDEZ
TITLE: PRESIDENT

DATE: 7/23/02, 2002

HAVING BEEN NAMED TO ACCEPT SERVICE OF PROCESS FOR THE ABOVE STATED CORPORATION, AT THE PLACE DESIGNED IN THIS CERTIFICATE, I HEREBY AGREE TO ACT IN THIS CAPACITY, AND I FURTHER AGREE TO COMPLY WITH THE PROVISIONS OF ALL STATUTES RELATIVE TO THE PROPER AND COMPLETE PERFORMANCE OF MY DUTIES.

By: GARY V. SMITH

DATE: 7/23/02, 2002

O:\WPDATA\DATA\Condominiums\cristal\REGISTERED AGENT.WPD

KEYBOARD/I