

NO2000009738

Florida Department of State
Division of Corporations
Public Access System

Electronic Filing Cover Sheet

Note: Please print this page and use it as a cover sheet. Type the fax audit number (shown below) on the top and bottom of all pages of the document.

((H02000238657 9))

Note: DO NOT hit the REFRESH/RELOAD button on your browser from this page. Doing so will generate another cover sheet.

To: Division of Corporations
Fax Number : (850)205-0381

From: Account Name : EMPIRE CORPORATE KIT COMPANY
Account Number : 072450003255
Phone : (305) 634-3694
Fax Number : (305) 633-9696

FILED
2002 DEC 18 AM 8:19
STATE OF FLORIDA

FLORIDA NON-PROFIT CORPORATION

300 palm condominium association, inc.

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

12-19-02
5



FLORIDA DEPARTMENT OF STATE
Jim Smith
Secretary of State

December 18, 2002

EMPIRE

SUBJECT: 300 PALM CONDOMINIUM ASSOCIATION, INC.
REF: W02000035317

We received your electronically transmitted document. However, the document has not been filed. Please make the following corrections and refax the complete document, including the electronic filing cover sheet.

Correct the the spelling of registered agent in article v and incorporator in article viii and Oscars last name as director.

If you have any further questions concerning your document, please call (850) 245-6067.

Neysa Culligan
Document Specialist
New Filing Section

FAX Aud. #: H02000238657
Letter Number: 002A00066538

H102000238657

ARTICLES OF INCORPORATION

OF

300 PALM CONDOMINIUM ASSOCIATION, INC.

5

I the undersigned incorporate, hereby make, acknowledge and file these Articles of Incorporation for the purpose of forming a non-profit corporation under the laws of the State of Florida, pursuant to Florida Statutes 617.

ARTICLE I
NAME

The name of this corporation shall be:

300 PALM CONDOMINIUM ASSOCIATION, INC.

Its principal place of business and/or mailing address shall be:

300 PALM CONDOMINIUM ASSOCIATION, INC.

c/o Oscar J. Delgado,
7950 NW 155 Street, Suite 104
Miami Lakes, FL 33016

ARTICLE II
NATURE OF BUSINESS

The general purpose for which this Corporation is organized is to transact any or all lawful business for which non-profit corporations may be incorporated under Chapter 617 Florida Statutes. The specific purpose of this non-profit corporation shall be to be the "Association" as defined in the Condominium Act, F.S. 718 for the operation of the 300 PALM CONDOMINIUM ASSOCIATION, INC.

ARTICLE III
MEMBERSHIP

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 a 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 membership shall be governed by the Declaration of Condominium that shall be filed among the public records of Miami-Dade County, Florida.

H102000238657

FILED
2002 DEC 18 AM 8:19

ARTICLE IV
TERMS OF EXISTENCE

The term of this corporation shall commence with the filing of these Articles of Incorporation. The Corporation shall exist perpetually unless dissolved according to law.

ARTICLE V
INITIAL REGISTERED OFFICE AND AGENT

The street address of this Corporation in the State of Florida shall be:

OSCAR J. DELGADO, ESQUIRE
7950 NW 155 ST, SUITE 104
MIAMI LAKES, FL 33016

The name of the initial registered agent of this Corporation at that address shall be:

Oscar J. Delgado
7950 NW 155 ST, Suite 104
Miami Lakes, FL 33016

ARTICLE VI
BOARD OF DIRECTORS

The powers of the Corporation shall be exercised by or under the authority of, and the business and affairs of the Corporation shall be managed under the direction of, a Board of Directors, which shall have three (3) directors initially. The number of directors may be increased or decreased by the shareholders from time to time as provided in the By-Laws of the Corporation but shall never be less than three. 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.

ARTICLE VII
DIRECTORS-NAMES AND STREET ADDRESSES

The names and street addresses of the members of the first Board of Directors who shall hold office until their successors have been duly elected or appointed and have qualified are as follows:

OSCAR J. DELGADO
7950 NW 155 ST, SUITE 104
MIAMI LAKES, FL 33016

STEVEN KRISHER
C/O Oscar J. Delgado
7950 NW 155 ST, SUITE 104
MIAMI LAKES, FL 33016

JEFFREY KRISHER
C/O Oscar J. Delgado
7950 NW 155 ST, SUITE 104
MIAMI LAKES, FL 33016

ARTICLE VIII
INCORPORATOR

The name and the street address of the incorporator signing these Articles of Incorporation are as follows:

OSCAR J. DELGADO
7950 NW 155 ST, SUITE 104
MIAMI LAKES, FL 33016

ARTICLE IX

There shall be no dividends paid to any of the members nor shall any 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 officers, directors or employee members in conformity with its purposes, and upon dissolution or final liquidation, may take 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 dividend or distribution of income.

IN WITNESS WHEREOF, the undersigned incorporator has made and subscribed these Articles of Incorporation at Miami, Florida for the uses and purposes aforesaid, this 17 day of December, 2002.



Oscar J. Delgado, Incorporator

HO2000238657

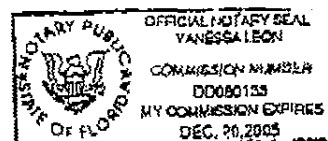
STATE OF FLORIDA
COUNTY OF MIAMI-DADE)

THE FOREGOING instrument was acknowledged before me this 17 day of December, 2002, by Oscar J. Delgado, who is personally known to me and who didn't take an oath.

Vanessa Leon
Notary Public, State of Florida

My Commission

Expires:
Vanessa Leon
Name of Notary (Typed or printed)
Commission Number: DD080138



**DESIGNATION AND ACCEPTANCE
OF
REGISTERED AGENT**

In pursuance of Section 48.901 and Chapter 607, Florida Statutes, 300 PALM CONDOMINIUM ASSOCIATION, INC., having filed its Articles of Incorporation contemporaneously herewith, with its registered offices as indicated therein at 7950 N. W. 155 Street 155 Street, Suite 104, Miami Lakes, FL 33016, has name Oscar J. Delgado, located thereat, as its registered agent to accept service of process within this State.

[Signature]
Oscar J. Delgado
Incorporator

Having been named as registered agent to accept service of process for the above-stated corporation, at the location designated herein, I hereby accept the appointment to act in this capacity, and agree to comply with the laws of Florida applicable thereto.

[Signature]
Oscar J. Delgado
Registered Agent

HO2000238657