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Division of Corporations

Page 1 of 1

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FLORIDA NON-PROFIT CORPORATION

Shoma Homes at Grand Lakes Homeowners Association,

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FAX AUDIT No. H02000242279

**ARTICLES OF INCORPORATION  
OF**

**SHOMA HOMES AT GRAND LAKES HOMEOWNERS ASSOCIATION, INC.**

The undersigned subscribers, desiring to form a corporation not-for-profit under Chapter 617, Florida Statutes, hereby adopt the following Articles of Incorporation.

**ARTICLE I.**

The name of the corporation shall be SHOMA HOMES AT GRAND LAKES HOMEOWNERS ASSOCIATION, INC. (hereinafter referred to as the "Association"). The initial address of the principal office of the Association is 8550 N.W. 33rd Street, Suite 100, Miami, Florida 33122.

**ARTICLE II.**

Terms used herein shall have the meanings ascribed to them in the Declaration referred to below, unless the context indicates otherwise.

**ARTICLE III.**

The purposes for which the Association is formed are:

1. To promote the common good, health, safety and general welfare of all of the Owners;
2. To exercise all of the powers and privileges and to perform all of the duties and obligations of the Association arising from the Declaration of Covenants, Restrictions and Easements of Shoma Homes at Grand Lakes (the "Declaration") as amended and supplemented from time to time and recorded in the Public Records of Miami-Dade County, Florida (the definitions of which are incorporated herein by reference);
3. To have and to exercise any and all powers, rights and privileges, including delegation of powers as permitted by law, which a corporation organized under Chapter 617, Florida Statutes, may now or hereafter have or exercise;
4. To own and convey property, including the acquisition of additional properties as may be deemed necessary;
5. To own, operate and maintain common property of the Association, including all infrastructure as permitted by the Florida Department of Transportation, South Florida Water Management District, Miami-Dade County, or any other unit of local jurisdiction. Said infrastructure may include, but not be limited to, roads, common areas, Tree Island mitigation or preserve areas, stormwater or surface water management systems, common recreational or stormwater lakes, retention areas and related appurtenances;
6. To establish rules and regulations;
7. To assess members and enforce, by lien, said assessments;
8. To sue and be sued;
9. To contract for services;
10. Any power not specifically in contravention of the above enumerated powers.

The foregoing statement of purposes shall be construed as a statement both of purposes and of powers, and such purposes and powers in each clause shall not be limited or restricted by reference or inference from the terms or provisions of any other clause, but shall be broadly construed as independent purposes and powers. Notwithstanding any of the above statements of purposes and powers, the Association shall not to a substantial degree engage in any activities or exercise any powers that are not in furtherance of the primary purposes of the Association.

FAX AUDIT NO. H02000242279

The following obligations shall be recognized by the Association as they pertain to infrastructure which may be owned or operated by the Association:

a. To own, operate and maintain all common infrastructure, including roads, mitigation or preserve areas, and surface water management systems, unless such systems are dedicated to and accepted by an appropriate unit of local government.

b. To assess and collect sufficient fees for the operation, maintenance and, if necessary, replacement of all infrastructure, including common roadways and the surface water management system.

c. All common infrastructure shall be owned, operated, maintained and, as necessary, replaced in conformance with all permits issued by applicable jurisdictional agencies.

d. All permits, and conditions thereto, necessary for the creation or operation of infrastructure shall be attached and made part of the creative documents of the Association.

#### ARTICLE IV.

Every person or entity who is a record owner of a fee or undivided fee interest in any Lot which is subject under the Declaration to assessment by the Association, including contract sellers, but excluding persons or entities holding title merely as security for performance of an obligation and excluding contract purchasers, shall be a member of the Association. Membership shall be appurtenant to and may not be separated from ownership of a Lot which is subject to assessment by the Association. The membership shall also be divided into the classes set forth below.

The Association shall have two (2) classes of voting Members as follows:

Class A. Class A Members shall originally be all Owners with the exception of the Declarant for so long as there exists a Class B Membership. Class A Members shall be entitled to one (1) vote for each Lot which is subject to assessment, as further provided in the Declaration or any Supplemental Declaration. The Declarant shall become a Class A Member with regard to Lots owned by the Developer upon termination of the Developer's Class B Membership as provided below.

Class B. The Class B Member shall be the Declarant. The Class B Member shall be entitled to three (3) votes for each Lot owned by the Declarant. The Class B Membership shall cease and be converted to Class A Membership upon the first to occur of any of the following: (1) the arrival of December 31, 2010; (2) the time at which total votes outstanding in the Class A Membership equal the total votes in the Class B Membership; or (3) thirty (30) days after the Declarant elects to terminate the Class B Membership; whereupon, the Class A Members shall assume control of the Association and elect the Board of Directors.

#### ARTICLE V.

The Association shall have perpetual existence.

#### ARTICLE VI.

The affairs of the Association shall be managed by a Board of Directors of not less than three (3) persons.

The names and addresses of the members of the first Board of Directors of the Association (which shall be three), who shall hold office until the first election thereafter are as follows:

FAX AUDIT NO. H02000242279

<u>Name</u>	<u>Address</u>
Melissa Sires-Garcia	8550 N.W. 33rd Street, Suite 100 Miami, Florida 33122
Maria Lourdes Allegue	8550 N.W. 33rd Street, Suite 100 Miami, Florida 33122
Tania M. Martin	8550 N.W. 33rd Street, Suite 100 Miami, Florida 33122

Except for the first Board of Directors and unless otherwise provided in the By-Laws, Directors shall be elected by the members of the Association at the annual meeting of the membership as provided by the By-Laws of the Association, and the By-Laws may provide for the method of voting in the election and for the removal from office of Directors. Only members of the Association, or authorized representatives, officers or employees of corporate members of the Declarant (or its general partner) may be Directors.

Members elected to the Board of Directors shall hold office until the next succeeding annual meeting of members, and thereafter until qualified successors are duly elected and have taken office.

If a Director elected by the general membership shall for any reason cease to be a Director, the remaining Directors so elected may elect a successor to fill the vacancy for the balance of the unexpired term.

#### ARTICLE VII.

The Association shall have a President, a Vice President, a Secretary and a Treasurer, and such other officers as the Board of Directors may from time to time elect. One person may hold more than one office, subject to the limitations set forth in the By-Laws.

The officers of the Association, in accordance with applicable provisions of the by-laws, shall be elected by the Board of Directors for a term, the duration of which shall be one year, to be extended until qualified successors are duly elected and have taken office.

The names and addresses of the first officers of the Association, who shall hold office until successors are duly elected and have taken office, shall be as follows:

President	Melissa Sires-Garcia
Vice President	Maria Lourdes Allegue
Secretary/Treasurer	Tania M. Martin

#### ARTICLE VIII.

The By-Laws of the Association may be made, altered, or rescinded at any annual meeting of the Association, or any special meeting duly called for such purpose, upon the vote of the Members as provided in the By-Laws, except that the initial By-Laws of the Association shall be made and adopted by the first Board of Directors.

FAX AUDIT No. H02000242279

**ARTICLE IX.**

Amendments to these Articles of Incorporation may be proposed by a member of the Board of Directors of the Association or Members of the Association holding thirty (30%) percent of the voting rights in the Class A Membership. These Articles may be amended at any annual meeting of the Association, or at any special meeting duly called and held for such purpose, on the affirmative vote of seventy-five (75%) percent of the entire membership present in person or by proxy at a meeting at which a quorum is present. For so long as there shall exist Class B Membership, and if an Institutional Mortgage which has been guaranteed by the Federal Housing Administration or the Veterans Administration shall encumber a Lot, the following actions shall require the prior approval of either of such agency: annexation of additional properties, mergers and consolidations, mortgaging of the Common Properties, dedication of the Common Properties, dissolution and amendment of the Articles of Incorporation. Evidence of such approvals shall be in accordance with the provisions in the Declaration, with regard to approvals by such administrations.

**ARTICLE X.**

The name and address of the subscriber to these Articles of Incorporation is:

<u>Name</u>	<u>Address</u>
Grand Lakes Development Corp.	8550 N.W. 33rd Street, Suite 100 Miami, Florida 33122

**ARTICLE XI.**

The Association shall indemnify any person who was or is a party or is threatened to be made a party to any threatened, pending or contemplated action, suit or proceeding, whether civil, criminal, administrative or investigative (other than an action by or in the right of the Association) by reason of the fact that he is or was a director, employee, officer or agent of the Association, against expenses (including attorney's fees and appellate attorney's fees), judgments, penalties, fines and amounts paid in settlement actually and reasonably incurred by him in connection with such action, suit or proceeding, unless (a) a court of competent jurisdiction determines after all available appeals have been exhausted or not pursued by the proposed indemnitee, that he did not act in good faith or in a manner he reasonably believed to be in, or not opposed to, the best interests of the association; and, with respect to any criminal action or proceeding, that he had no reasonable cause to believe his conduct was unlawful; and (b) such court further specifically determines that indemnification should be denied. The termination of any action, suit or proceeding by judgment, order, settlement, conviction or upon a plea of nolo contendere or its equivalent shall not, of itself, create a presumption that the person did not act in good faith and in a manner which he reasonably believed to be in or not opposed to the best interests of the Association, and with respect to any criminal action or proceeding, had reasonable cause to believe that his conduct was unlawful.

FAX AUDIT NO. H02000242279

To the extent that a director, officer, employee or agent of the Association has been successful on the merits or otherwise in defense of any action, suit or proceeding referred to hereinabove or in defense of any claim, issue or matter therein, he shall be indemnified against expenses (including attorney's fees and appellate attorney's fees) actually and reasonably incurred by him in connection therewith.

Any indemnification under the first paragraph of this Article XI (unless ordered by a court) shall be made by the Association only as authorized in the specific case upon a determination that indemnification of the director, officer, employee or agent is proper in the circumstances because he has met the applicable standard of conduct set forth hereinabove. Such determination shall be made (a) by the Board of Directors by a majority vote of a quorum consisting of directors who were not parties to such action, suit or proceeding, or (b) if such quorum is not obtainable, or, even if obtainable, if a quorum of disinterested directors so directs, by independent legal counsel in a written opinion, or by a majority of the members of the Association.

Expenses incurred in defending a civil or criminal action, suit or proceeding may be paid by the Association in advance of the final disposition of such action, suit or proceeding as authorized by the Board of Directors in the specific case upon receipt of an undertaking by or on behalf of the director, officer, employee or agent to repay such amount less it shall ultimately be determined that he is entitled to be indemnified by the Association as authorized in this Article XI.

The indemnification provided by this Article shall not be deemed exclusive of any other right to which those seeking indemnification may be entitled under any By-Law, agreement, vote of members or otherwise, both as to action in his official capacity while holding such office or otherwise, and shall continue as to a person who has ceased to be a director, officer, employee or agent and shall inure to the benefit of the heirs and personal representatives of such person.

The Association shall have the power to purchase and maintain insurance on behalf of any person who is or was a director, officer, employee or agent of the Association, or is or was serving, at the request of the Association, as a director, officer, employee or agent of another corporation, partnership, joint venture, trust or other enterprise, against any liability asserted against him and incurred by him in any such capacity, or arising out of his status as such, whether or not the Association would have the power to indemnify him against such liability under the provisions of this Article.

#### ARTICLE XII.

The initial registered office of this corporation shall be at One Southeast Third Avenue, 28th Floor, Miami, Florida 33131. The initial registered agent for purposes of accepting service of process shall be American Information Services, Inc.

FAX AUDIT No. H02000242279

## ARTICLE XIII.

Upon dissolution of the Association, all of its assets shall be conveyed to another non-profit corporation, unincorporated association or public agency.

IN WITNESS WHEREOF, the said subscriber has hereto set his hand this 30<sup>th</sup> day of

December 2002.

GRAND LAKES DEVELOPMENT CORP.,  
a Florida corporation

By: [Signature]  
Jose Lamas Bezos, President

STATE OF FLORIDA )

COUNTY OF MIAMI-DADE )

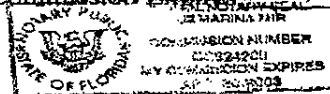
) SS:

I HEREBY CERTIFY that on this day before me, the undersigned authority, personally appeared Jose Lamas Bezos, President of Grand Lakes Development Corp., a Florida corporation, to me known to be the subscriber to the Articles of Incorporation, and he acknowledged before me that he executed the same for the purposes therein expressed.

WITNESS my hand and official seal at said County and State this 30<sup>th</sup> day of Dec, 2002.

[Signature]  
NOTARY PUBLIC

My Commission Expires 4-30-03



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

American Information Services, Inc.

By: [Signature]  
Name: Angelica M. Calabrese  
Assistant Secretary

FAX AUDIT No. H02000242279