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Division of Corporations

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**FLORIDA NON-PROFIT CORPORATION**

**EASTSIDE VILLAGE LOFTS CONDOMINIUM ASSOCIATION, INC.**

Certificate of Status	0
Certified Copy	0
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ARTICLES OF INCORPORATION

OF

EASTSIDE VILLAGE LOFTS CONDOMINIUM ASSOCIATION, INC.

The undersigned, for the purposes of forming a nonprofit corporation under the Florida Not for Profit Corporation Act, do hereby make and adopt the following Articles of Incorporation:

ARTICLE I

The name of this corporation shall be "EASTSIDE VILLAGE LOFTS CONDOMINIUM ASSOCIATION, INC." and it is located in Broward County, Florida.

ARTICLE II

The corporation is a corporation not for profit as defined in Section 617.02, Florida Statutes (1981). The corporation is not formed for pecuniary profit.

ARTICLE III

The purposes and objects of the Condominium Association shall be to administer the operation and management of Eastside Village, a Condominium (the "Condominium"), to be established as a condominium in accordance with the Florida Condominium Act ("the "Act") upon land situated in Broward County, Florida (the "Land"), described on Exhibit A attached hereto and made a part hereof, and to perform the acts and duties incident to operation and management of the Condominium in accordance with the provisions of these Articles of Incorporation, the Bylaws of the Condominium Association which will be adopted (the "Bylaws"), and the Declaration of Condominium of the Condominium (the "Declaration"), which will be recorded in the Public Records of Broward County, Florida, if, as and when the Land, and the improvements constructed thereon, are submitted to the condominium form of ownership; and to own, operate, encumber, lease, manage, sell, convey, exchange, and otherwise deal with the Land, the improvements and such other property, real and/or personal, as may be or become part of the Condominium (the "Condominium Property") to the extent necessary or convenient in the administration of the Condominium. The Condominium Association shall be conducted as a non-profit organization for the benefit of its members.

ARTICLE IV

Membership in this corporation shall be open to any unit owner in EASTSIDE VILLAGE. The procedure for admission to membership in the corporation shall be prescribed by the By-Laws.

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ARTICLE V

This corporation is to have perpetual existence.

ARTICLE VI

The name and residence of the incorporator to these Articles is as follows:

Bruce Herman

1401 E. Broward Blvd., #206  
Ft. Lauderdale, FL 33301

ARTICLE VII

The affairs of the corporation are to be managed by the following officers: President, Vice-President, Treasurer, and Secretary and they shall be elected annually in the manner of election as prescribed in the By-Laws of the corporation.

ARTICLE VIII

The By-Laws of the corporation shall be altered, rescinded or adopted by a two-thirds (2/3) majority vote of the membership present at any meeting held for the purpose of adopting changes in the By-Laws, the procedure for which is more fully set forth in the By-Laws of the corporation.

ARTICLE IX

Any amendments to the Articles of Incorporation shall be adopted by a two-thirds (2/3) majority vote of the membership present and voting at any meeting of the corporation called for that purpose, provided that written notice of the proposed amendment shall have been mailed to each member of the corporation fifteen (15) days prior to said meeting of the corporation preceding the meeting at which the proposed amendment is to be voted upon.

ARTICLE X

Annual meetings shall be held upon a day and time fixed within the month of January as shall be determined and announced prior to such meeting by the Board of Directors with due notice to membership.

ARTICLE XI

Classes of membership and the voting rights of said membership shall be prescribed in the By-Laws of the corporation. The election of officers and directors shall be as set forth in the By-Laws.

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ARTICLE XII

No part of the net earnings of the corporation shall inure to the benefit of or be distributable to its members, directors or officers, but the corporation shall be authorized and empowered to pay reasonable compensation for services rendered and to make payments and distributions in furtherance of the purposes set forth herein. This corporation shall not have or issue shares of stock.

ARTICLE XIII

The street address of the initial registered office of the corporation is 1401 E. Broward Blvd., Suite 206, Ft. Lauderdale, FL 33301, and the name of its initial Registered Agent at that address is Bruce Herman and the mailing address is same.

IN WITNESS WHEREOF, the undersigned has made and subscribed these Articles of Incorporation, at Ft. Lauderdale, Broward County, Florida, for the uses and purposes aforesaid this 7 day of February, 2003.

  
Bruce Herman

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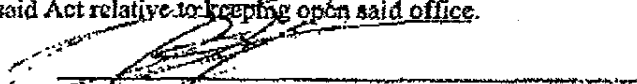
**CERTIFICATE DESIGNATING PLACE OF BUSINESS OR DOMICILE  
FOR THE SERVICE OF PROCESS WITHIN THIS STATE,  
NAMING AGENT UPON WHOM PROCESS MAY BE SERVED**

In pursuance of Chapter 48.091, Florida Statutes, the following is submitted, in compliance with said Act:

First—That EASTSIDE VILLAGE LOFTS CONDOMINIUM ASSOCIATION, INC. desiring to organize under the laws of the State of Florida with its principal office, as indicated in the articles of incorporation at Broward County, State of Florida, has named Bruce Herman, 1401 E. Broward Blvd., Suite 206, Ft. Lauderdale, Florida 33301, as its agent to accept service of process within the State of Florida.

**ACKNOWLEDGMENT**

Having been named as Resident Agent 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.

  
\_\_\_\_\_  
Bruce Herman, Resident Agent

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