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

From:

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Phone : (305) 634-3694
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FLORIDA PROFIT CORPORATION OR P.A.

pinecrest north estate homeowners association, inc.

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**ARTICLES OF INCORPORATION
OF
PINECREST NORTH ESTATES HOMEOWNERS ASSOCIATION, INC.**

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SECRETARY OF STATE
TALLAHASSEE, FLORIDA

ARTICLES OF INCORPORATION
OF

PINECREST NORTH ESTATES HOMEOWNERS ASSOCIATION, INC.

The undersigned incorporator hereby adopts these Articles of Incorporation under and pursuant to the laws of the State of Florida regarding corporations not for profit, Fla. Stat. 617.01 et seq., and the acts amendatory thereof and supplemental thereto, do hereby certify as follows:

ARTICLE I
NAME

The name of this corporation is PINECREST NORTH ESTATES HOMEOWNERS ASSOCIATION, INC.

ARTICLE II
DURATION

The duration of the corporation shall be perpetual.

ARTICLE III
MEMBERSHIP

- A. Each lot owner shall automatically be Members of the Association.
- B. Membership shall commence upon the acquisition of fee simple title to a lot as evidenced by the recording of a deed of conveyance amongst the Public Records of Miami-Dade County, Florida or, as provided in the Declaration of Covenants, Conditions and Easements to be recorded in the Public Records of Miami-Dade County, Florida, and Membership shall terminate

upon the divestment of title to said lot.

C. On all matters as to which the Membership shall be entitled to vote, there shall be only one vote for each Lot, which vote shall be exercised in the manner proved by the Declaration or the By-Laws.

D. The share of a Member in the assets of the Association cannot be assigned, hypothecated or transferred in any manner except as an appurtenance to his Lot.

E. The manner in which the Directors are elected is set forth in the By-Laws of the Corporation.

ARTICLE IV **INCORPORATION**

The existence of the corporation shall commence as of the time of the filing of these Articles of Incorporation with the Secretary of the State of Florida.

ARTICLE V **PURPOSES**

The general nature, objective and purposes of the Association are as follows:

1. To promote the recreation, health, safety and social welfare of the owners and residents of the Property referred to as Pincrest North Estates in the Declaration;
2. To own, maintain, repair and insure the "Common Areas" as defined in the Declaration;
3. To operate without profit for the sole and exclusive benefit of its Members;
4. To perform all of the functions contemplated of the Association, and undertaken by the Board of Directors of the Association, in the Declaration.

ARTICLE VI
REGISTERED OFFICE AND AGENT

The initial street address of the registered ^{principal} office of this corporation in the State of Florida is Grove Plaza ~ Second Floor, 2900 S.W. 28th Terrace, Coconut Grove, Florida 33133.

The name of the initial registered agent at such address is Neal S. Litman, P.A.

ARTICLE VII
INITIAL BOARD OF DIRECTORS

The Corporation shall consist of at least three (3) Members:

The name and street address of the initial Members are:

<u>NAME</u>	<u>ADDRESS</u>
Gary O. Shear	6817 SW 81 Terrace Miami, Florida 33143
Dana Shear	6817 SW 81 Terrace Miami, Florida 33143
Charles Scott	6817 SW 81 Terrace Miami, Florida 33143

ARTICLE VIII
INCORPORATOR

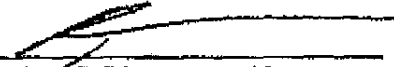
The name and street address of the incorporator is:

<u>NAME</u>	<u>ADDRESS</u>
Neal S. Litman, P.A.	Grove Plaza ~ Second Floor 2900 S.W. 28 th Terrace Miami, Florida 33133

IN WITNESS WHEREOF, the undersigned has executed these Articles of
Incorporation this 29th day of AUG, 2003.

Incorporator and Registered Agent

Neal S. Litman, P.A.

By: 
Neal S. Litman, President

STATE OF FLORIDA)
) SS
COUNTY OF MIAMI-DADE)

BEFORE ME, the undersigned authority, in and for said County and State, personally appeared Neal S. Litman, President of Neal S. Litman, P.A., the incorporator, subscriber and a person described in and who executed the foregoing Articles of Incorporation, who acknowledged before me that he did execute the foregoing, and did so for the uses and purposes therein mentioned.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal
this 29th day of August, 2003.



My commission expires:

Nancy Denise Keyes

Notary Public, State of
Florida at Large

(Notary Seal)

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CERTIFICATE OF DESIGNATION
REGISTERED AGENT/REGISTERED OFFICE

Pursuant to the provisions of Section 607.0501, Florida Statutes, the undersigned corporation organized under the laws of the State Florida, submits the following statement in designating the Registered Office/Registered Agent, in the State of Florida.

1. The name of the corporation is:

PINECREST NORTH ESTATES HOMEOWNERS ASSOCIATION, INC.

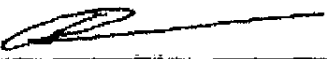
2. The name and address of the Registered Agent and Office is:

Neal S. Litman, Esq.
Neal S. Litman, P.A.
Grove Plaza - Second Floor
2900 S.W. 28th Terrace
Coconut Grove, Florida 33133

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 STATE
 FLORIDA

Having been named as Registered Agent and to accept service of process for the above stated corporation at the place designated in this certificate, 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 relating to the proper and complete performance of my duties, and I am familiar with and accept the obligations of my position as Registered Agent.

NEAL S. LITMAN, P.A.

By: 
Neal S. Litman, President
Authorized Representative

Date 8/29/03

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