

No 3000009677

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100024176071

11/03/03--01070--001 **78.75

EFFECTIVE DATE
10-31-03

FILED
03 NOV -3 PM 4: 06
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

✓

✓
11-6

HOWARD F. SCOTT

10800 BISCAYNE BOULEVARD, SUITE 610 ♦ MIAMI, FLORIDA 33161 ♦ PHONE (305) 892-4554 ♦ FAX (305) 892-4580

October 31, 2003

Department of State
Division of Corporations
P. O. Box 6327
Tallahassee, FL 32314

Re: Articles of Incorporation of Ojus Homeowners Association, Inc.

To Whom It May Concern:

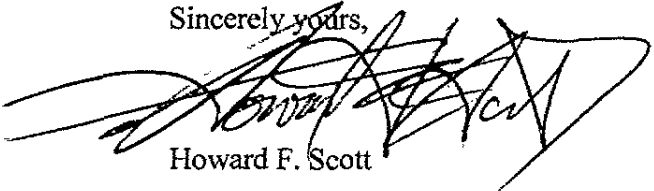
Enclosed for filing with your office are duplicate originals of the Articles of Incorporation of Ojus Homeowners Association, Inc.

A check payable to the Florida Department of State in the amount of \$78.75 is enclosed, representing payment as follows:

Certified Copy	\$ 8.75
Registered Agent Designation	35.00
Filing Fee	<u>35.00</u>
 TOTAL	 <u>\$78.75</u>

After filing, please send a certified copy of the Articles of Incorporation to the undersigned.

Sincerely yours,


Howard F. Scott

HFS/ng
Enclosures

ARTICLES OF INCORPORATION
OF
OJUS HOMEOWNERS ASSOCIATION, INC.

FILED
03 NOV -3 PM 4:06
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

The undersigned, for the purposes of forming a not for profit corporation under Chapter 617, Florida Statutes, does hereby adopt and files the following Articles of Incorporation:

ARTICLE I - NAME

The name of this Corporation shall be is Ojus Homeowners Association, Inc. EFFECTIVE DATE

ARTICLE II - PRINCIPAL OFFICE AND EFFECTIVE DATE

10-31-03

The principal place of business and mailing address of the corporation is: 10800 Biscayne Boulevard, Suite 610, Miami, Florida 33161. The effective date of this corporation shall be October 31, 2003.

ARTICLE III - PURPOSE

The specific nature of business of this not for profit organization is to preserve and enhance the unique historical and aesthetic qualities of Ojus, to protect Ojus from incompatible and detrimental development and overdevelopment and to promote the general well being of the residents and businesses of Ojus.

ARTICLE IV - QUALIFICATION

The qualifications for members and the manner of their admission are stated in the bylaws of the corporation.

ARTICLE V - INITIAL REGISTERED AGENT AND OFFICE

The initial registered agent of this Corporation is Howard F. Scott and the principal address and registered office address of this Corporation is 10800 Biscayne Boulevard, Suite 610, Miami, Florida 33161.

ARTICLE VI - INITIAL BOARD OF DIRECTORS

The number of persons constituting the initial Board of Directors of the corporation is three. The manner in which the directors are elected is stated in the corporate bylaws. The name and address of each person who is to serve as a member of the initial Board of Directors is:

Morton Byer
2560 N.E. 199th Street
Miami, Florida 33180

Lorraine Byer
2560 N.E. 199th Street
Miami, Florida 33180

Howard F. Scott
10800 Biscayne Boulevard, Suite 610
Miami, Florida 33161

ARTICLE VII - NON-STOCK BASIS

The corporation is organized under a non-stock basis.

ARTICLE VIII - DISSOLUTION

In the event of dissolution, the residual assets of the corporation will be turned over to one or more organizations which themselves are exempt as organizations described in sections 501(c) (3) and 170 (c) (2) of the Internal Revenue Code of 1954 or corresponding sections of any prior or future law, or to the Federal, State or local government for exclusive public purpose.

ARTICLE IX - INCORPORATOR

The name and address of the incorporator of these Articles of Incorporation is Howard F. Scott, 10800 Biscayne Boulevard, Suite 610, Miami, Florida 33161.

ARTICLE X - AMENDMENTS

The corporation reserves the right to amend or repeal any provisions of these Articles of Incorporation, or any amendment(s) thereto.

ARTICLE XI - CORPORATE POWERS

The corporate powers of this corporation are as provided in section 617.0302, Florida Statutes.

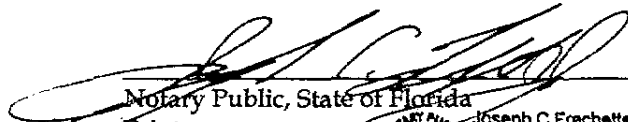

THE UNDERSIGNED INCORPORATOR hereby declares and certifies that the facts herein stated are true and accordingly the undersigned has this 31st day of October, 2003 executed these Articles of Incorporation.


HOWARD F. SCOTT

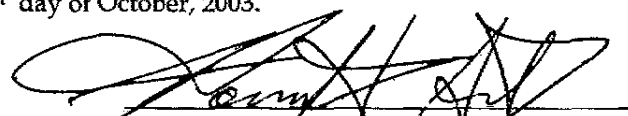
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FILED
SECRETARY OF STATE
FLORIDA

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

I HEREBY CERTIFY that the forgoing instrument was acknowledged before me this 31 day of October, 2003 by Howard F. Scott who is personally known to me or _____ who has produced _____ as identification.



Notary Public, State of Florida
Print name: Joseph C Frechette Jr
Commission Stamp:  My Commission DD093050
Expires February 17 2006


IN WITNESS WHEREOF, I, the undersigned, being the original registered agent for the Corporation hereinabove named, do hereby accept the appointment as registered agent for said Corporation and hereunto set my hand and/or seal this 31st day of October, 2003.


HOWARD F. SCOTT

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

I HEREBY CERTIFY that the forgoing appointment as registered agent was acknowledged before me this 31st day of October, 2003 by Howard F. Scott who is personally known to me or _____ who has produced _____ as identification.


Notary Public, State of Florida
Print name: _____
Commission Stamp: _____

 Joseph C Frechette Jr
My Commission DD093050
Expires February 17 2006