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☐ PICK-UP ☐ WAIT ☐ MAIL

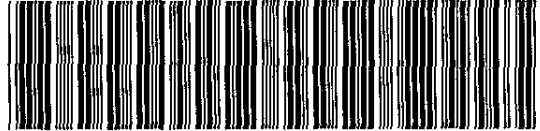
(Business Entity Name)

(Document Number)

Certified Copies _____ Certificates of Status _____

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REGISTRARS
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Handwritten notes:
11/17/03
P.D. - 639
RA - 602
03

Capitol Services, Inc.

2750 Old St. Augustine Rd., N-145

Tallahassee, FL 32301 (850) 878-4734
Kathi or Brent

Office Use Only

CORPORATION NAME(S) & DOCUMENT NUMBER(S) (if known):

1. Hasuando Building Condominium Association, Inc.
(Corporation Name) (Document #)
2. _____
(Corporation Name) (Document #)
3. _____
(Corporation Name) (Document #)
4. _____
(Corporation Name) (Document #)

☒ Walk in

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☒ Certified Copy

☐ Mail Out

☐ Will wait

☐ Photocopy

☐ Certificate of Status

NEW FILINGS

- ☐ Profit
☒ Not for Profit
☐ Limited Liability
☐ Domestication
☐ Other

OTHER FILINGS

- ☐ Annual Report
☐ Fictitious Name

AMENDMENTS

- ☐ Amendment
☐ Resignation of R.A., Officer/Director
☐ Change of Registered Agent
☐ Dissolution/Withdrawal
☐ Merger

REGISTRATION/QUALIFICATION

- ☐ Foreign
☐ Limited Partnership
☐ Reinstatement
☐ Trademark
☐ Other

Examiner's Initials



FLORIDA DEPARTMENT OF STATE
Glenda E. Hood
Secretary of State

November 17, 2003

CAPITOL SERVICES INC.

SUBJECT: HASVANDO BUILDING CONDOMINIUM ASSOCIATION, INC.
Ref. Number: W03000034191

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STATE
CORPORATIONS
TALLAHASSEE, FLORIDA

We have received your document for HASVANDO BUILDING CONDOMINIUM ASSOCIATION, INC.. However, the document has not been filed and is being returned for the following:

According to section 607.0202(1)(b) or 617.0202(1)(b), Florida Statutes, you must list the corporation's principal office, and if different, a mailing address in the document. If the principal address and the registered office address are the same, please indicate so in your document.

The designation of the registered office and the registered agent, both at the same Florida street address, must be contained within the document pursuant to Florida Statutes. The registered agent must sign accepting the designation as required by Florida Statutes.

An effective date may be added to the Articles of Incorporation **if a 2004 date is needed**, otherwise the date of receipt will be the file date. **A separate article must be added to the Articles of Incorporation for the effective date.**

Please return the original and one copy of your document, along with a copy of this letter, within 60 days or your filing will be considered abandoned.

If you have any questions concerning the filing of your document, please call (850) 245-6934.

Loria Poole
Document Specialist
New Filings Section

Letter Number: 503A00062282

ARTICLES OF INCORPORATION Of HASVANDO BUILDING CONDOMINIUM ASSOCIATION, INC

I, the undersigned natural person competent to contract, acting as an incorporator of a corporation not for profit under Chapter 617 of the Florida Statutes, hereby adopt the following articles of incorporation:

ARTICLE I NAME

The name of the corporation is Hasvando Building Condominium Association, Inc.

The principal business address and mailing address for the corporation is:

4445 A-1-A Highway
Vero Beach, Florida 32963.

ARTICLE II. PURPOSES

The purposes and objects of the corporation are such as are authorized under Chapter 617 of the Florida Statutes and include providing for the maintenance, preservation, administration, and management of Hasvando Building Condominium, a condominium under the Florida Condominium Act pursuant to the Declaration of Condominium there which will be recorded, together with the original of these Articles of Incorporation, in the Public Records of Indian River County, Florida.

The corporation is organized and operated solely for administrative and managerial purposes. It is not intended that the corporation show any net earnings, but no part of any net earnings that do occur shall inure to the benefit of any private member. If, in any taxable year, the net income of the corporation from all sources other than casualty insurance proceeds and other nonrecurring items exceeds the sum of (1) total common expenses for which payment has been made or liability incurred within the taxable year, and (2) reasonable reserves for common expenses and other liabilities in the next succeeding taxable year, such excess shall be held by the corporation and used to reduce the amount of assessments that would otherwise be required in the following year. For such purposes, each unit owner will be credited with the portion of any excess that is proportionate to his or her interest in the common elements of the condominium.

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ARTICLE III. MEMBERS

Each condominium unit shall have appurtenant thereto a membership in the corporation, which membership shall be held by the person or entity, or in common by the persons or entities owning such unit, except that no person or entity holding title to a unit as security for performance of an obligation shall acquire the membership appurtenant to such unit by virtue of such title ownership. In no event may any membership be severed from the unit to which it is appurtenant.

Each membership in the corporation shall entitle the holder or holders thereof to exercise that proportion of the total voting power of the corporation corresponding to the proportionate undivided interest in the common elements appurtenant to the unit to which such membership corresponds, as established in the declaration.

ARTICLE IV. DURATION

The period of duration of the corporation is perpetual.

ARTICLE V. SUBSCRIBERS

The name and residence of the incorporator is:

Name	Address
Hans Grimm	4445 A-1-A Highway Vero Beach, FL 32963

ARTICLE VI. OFFICERS AND RESIDENT AGENT

The affairs of the corporation are to be managed by a president, vice president, secretary, and treasurer who will be accountable to the governing board. Officers will be elected annually in the manner set forth in the bylaws.

The names of the officers who are to serve until the first election of officers are as follows:

<u>Office</u>	<u>Name</u>
President	Hans Grimm
Vice President	Joyce Kober
Secretary	Elaine Myers
Treasurer	Joyce Kober.

The name of the initial Registered Agent is:

IRA C. HATCH

The Address of the Initial Resident Agent is:

1701 Highway A-1-A
Suite 220
Vero Beach, FL 32963.

ARTICLE VII. DIRECTORS

The number of persons constituting the first board of directors is three. The names and addresses of the directors who are to serve until the first annual meeting of the members or until their successors are elected and qualify are

Name	Address
Hans Grimm	4445 A-1-A Highway Vero Beach, FL 32963
Joyce Kober	4445 A-1-A Highway Vero Beach, FL 32963
Ira C. Hatch	1701 A-1-A Highway Vero Beach, FL

At the first annual meeting, the members shall elect from among the members of the corporation one director for a term of one year, one director for a term of two years, and one director for a term of three years; at each annual meeting thereafter the members shall elect from among the membership one director for a term of three years.

ARTICLE VIII. BYLAWS

Bylaws regulating operation of the corporation are annexed to the Declaration of Condominium of Hasvando Building Condominium. The Bylaws may be amended by the first board of directors until the first annual meeting of members. Thereafter, the Bylaws shall be amended by the members in the manner set forth in the bylaws.

ARTICLE IX. AMENDMENTS TO ARTICLES

Amendments to these articles of incorporation may be proposed by at least one-quarter of the directors or by members entitled to exercise at least one-third of the then authorized membership voting power. Amendments may be adopted by the affirmative vote of those members exercising not less than, not less than a majority of the total voting power of the corporation. Additional requirements concerning proposal and adoption of amendments to the articles shall be set forth in the bylaws.

ARTICLE X. POWERS OF CORPORATION

To promote the health, safety, and welfare of the Unit Owners of Hasvando Building Condominium, the corporation may:

(1) Exercise all of the powers and perform all of the duties of the association as set forth in the declaration of condominium and in the bylaws attached thereto, as those documents may from time to time be amended.

(2) Determine, levy, collect, and enforce payment by any lawful means of all assessments for common charges, and pay such common charges as the same become due.

(3) Engage the services of a professional corporate management agent and delegate to such agent any of the powers or duties granted to the association of unit owners under the declaration or bylaws other than the power to engage or discharge such agent; the power to adopt, amend, and repeal the provisions hereof, or of the declaration, bylaws, or rules and regulations of the condominium.

(4) Take and hold by lease, gift, purchase, grant, devise or bequest any property, real or personal, including any unit in the condominium, borrow money and mortgage any such property to finance the acquisition thereof on the vote of fifty per cent (50%) of members, and transfer, lease, and convey any such property.

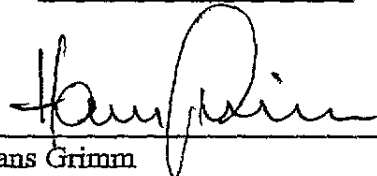
(5) Dedicate or otherwise transfer all or any portion of the common areas to any municipality, public agency, authority or utility on the approval of fifty per cent (50%) of the members.

(6) Have and exercise any and all rights, privileges and powers which may be held or exercised by corporations not for profit generally under Chapter 617 of the Florida Statutes, or by associations of unit owners under the Condominium Act.

ARTICLE XL DISSOLUTION

This corporation may be dissolved at any time with the written consent of all the members thereto. On dissolution, the assets of the corporation shall be dedicated to an appropriate municipality, public agency or authority to be used for purposes similar to those for which the corporation is organized. In the event such dedication is not accepted, such assets shall be conveyed or assigned to any nonprofit corporation, association, or other organization devoted to purposes similar to those for which this corporation is organized.

Executed at Vero Beach, Indian River County, Florida, on November 13, 2003.


Hans Grimm

STATE OF FLORIDA
COUNTY OF INDIAN RIVER COUNTY

The foregoing instrument was acknowledged before me this 13 day of November, 2003 by Hans Grimm, who is personally known to me or who has produced _____
(Type of identification).


NOTARY PUBLIC
Ira C. Hatch
Commission # CG 892142
Expires Jan. 20, 2004
Bonded Thru
Atlantic Bonding Co., Inc.

ACCEPTANCE OF DESIGNATION AS REGISTERED AGENT

I hereby accept the appointment as the initial Registered Agent of HASVANDO
BUILDING CONDOMINIUM ASSOCIATION, INC., as made in the foregoing Articles of
Organization dated this 13th of Nov., 2003.



IRA C. HATCH, JR.

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