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TALLAHASSEE, FLORIDA

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VALIDATION ONLY

4/29/04

Mendez & Mendez
Requestor's Name
901 Ponce de Leon Blvd #304
Address
Coral Gables, FL 33134
City State ZIP Phone

CORPORATION(S) NAME

Marianao Condominium
Association Inc.

- | | | |
|--|--|---|
| <input checked="" type="checkbox"/> Profit | <input type="checkbox"/> Amendment | <input type="checkbox"/> Merger |
| <input type="checkbox"/> NonProfit | | |
| <input type="checkbox"/> Foreign | <input type="checkbox"/> Dissolution | <input type="checkbox"/> Mark |
| <input type="checkbox"/> Limited Partnership | <input type="checkbox"/> Annual Report | <input type="checkbox"/> Other |
| <input type="checkbox"/> Reinstatement | <input type="checkbox"/> Reservation | <input type="checkbox"/> Change of Registered Agent |
| <input checked="" type="checkbox"/> Certified Copy | <input type="checkbox"/> Photo Copies | <input type="checkbox"/> Certificate Under Seal |
| <input type="checkbox"/> Call When Ready | <input type="checkbox"/> Call If Problem | <input type="checkbox"/> After 4:30 |
| <input checked="" type="checkbox"/> Walk In | <input type="checkbox"/> Will Wait | <input checked="" type="checkbox"/> Pick Up |
| | | <input type="checkbox"/> Mail Out |

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FLORIDA DEPARTMENT OF STATE
Glenda E. Hood
Secretary of State

May 3, 2004

EMPIRE

SUBJECT: MARIANAO CONDOMINIUM ASSOCIATION INC.
Ref. Number: W04000016842

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

The attached form is listed as being a Profit Corporation. Most Condominium Association are file as Non Profit Entity. Re exam this form to make sure this Condominium is a Profit.

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: 504A00029922

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DIVISION OF CORPORATIONS
TALLAHASSEE, FLORIDA

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ARTICLES OF INCORPORATION OF
MARIANAO CONDOMINIUM ASSOCIATION, INC.

I, the undersigned subscriber of these Articles of Incorporation, a natural person, competent to contract, and desiring to form a corporation under the laws of the State of Florida hereby certify as follows:

ARTICLE ONE

The name of the corporation is:

MARIANAO CONDOMINIUM ASSOCIATION, INC.

ARTICLE TWO

The purpose for which the corporation is organized is to provide an entity pursuant to the Florida Condominium Act for the operation of the condominium located in Miami-Dade County, Florida known as Marianao Condominium, a condominium.

ARTICLE THREE

The corporation shall have all the common law and statutory powers of a corporation not-for-profit which are not in conflict with the terms of these Articles. The Corporation shall have all of the powers granted by Chapter 718, Florida Statutes, as amended from time to time. The Corporation shall have all of the powers reasonably necessary to implement the purposes of the corporation, and all of the powers granted to it in the Declaration of Condominium and BYLAWS when said Declaration is recorded in the Public Records of Miami-Dade County, Florida.

ARTICLE FOUR

All owners of the condominium units in the Condominium shall be members of the corporation and no other person or entity shall be entitled to membership. Membership shall be established by recording in the Public Records of Miami-Dade County Florida a deed or other

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instrument of conveyance establishing record title ownership to a condominium parcel in Marianao Condominium and notification in writing to the Corporation of such recordation as provided in the Declaration of Condominium. Membership of a prior owner shall cease upon the recording of the instrument of conveyance.

The share of the member in the funds and assets of the condominium shall not be assigned, pledged or transferred in any manner except as an appurtenant to the individual condominium parcel.

Members shall be entitled to one vote for each condominium unit owned by such member. Voting rights shall be exercised in the manner provided in the BYLAWS of the Corporation.

ARTICLE FIVE

The corporation shall have perpetual existence beginning with the date of incorporation.

ARTICLE SIX

The principal office of the corporation shall be located at:
901 Ponce de Leon Boulevard Suite 304, Coral Gables, FL, 33134, or at such other place as may later be designated by the Board of Directors, with branch offices in such other cities, towns, states, or countries as may from time to time be authorized by its Board of Directors.

ARTICLE SEVEN

The initial registered office address of the corporation shall be:
901 Ponce de Leon Boulevard Suite 304 Coral Gables, FL, 33134

The Registered Agent is: SERGIO L. MENDEZ

ARTICLE EIGHT

The business of this corporation shall be conducted by a Board of Directors which shall consist of not less than three (3) and no more than seven (7) directors who must be members of the condominium association, and a majority thereof shall constitute a quorum for the transaction of all

business. They shall be elected pursuant to the election procedure as stated in the By-Laws.

ARTICLE NINE

The officers of the Association shall be chosen by, and from amongst, the members of the Board of Directors. The officers shall be a President, Vice President, Secretary and Treasurer. The officers shall serve one-year terms.

ARTICLE TEN

The name and street address of the subscriber of the Articles of Incorporation is:
Jorge Mesa 901 Ponce de Leon Boulevard Suite 304 Coral Gables, FL, 33134

ARTICLE ELEVEN

These Articles may be amended or changed by an affirmative vote of two-thirds of the members of the Association.

ARTICLE TWELVE

The BYLAWS of the Corporation shall be those BYLAWS set forth as an Exhibit to the Declaration of Condominium and may only be altered, amended or rescinded in the manner provided by said BYLAWS by an affirmative vote of two-thirds of the members of the Association.

ARTICLE THIRTEEN

All officers, agents and factors shall be chosen in such manner, hold their offices for such terms and have such powers and duties as may be prescribed by the by-laws or determined by the Board of Directors.

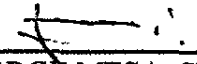
ARTICLE FOURTEEN

Every person who is or hereafter shall become a Director of this Corporation shall be indemnified by the corporation against all costs and expenses (including attorney's fees) hereafter reasonably incurred or imposed upon in connection with, or resulting from any action, suit or

proceedings of whatever nature to which he is or shall be made a part by any reason of his being or having been a Director of the Corporation, whether or not he is a Director of the corporation at the time he is made a party to such action, suit or proceedings, or at the time such cost or expense is incurred by or imposed upon him.

However, an exception is made to the above in relation to matters as to which he shall finally be adjudged in such action, suit or proceedings, to have been derelict in the performance of the duties imposed upon him as such Director. The right of indemnification provided shall not be exclusive or other rights to which any such person may now or hereafter be entitled as a matter of law.

IN WITNESS WHEREOF, the undersigned has made, subscribed and acknowledged these Articles of Incorporation this 27th day of April 2004.



JORGE MESA, SUBSCRIBER


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

I HEREBY CERTIFY that on the 27 day of April 2004, personally appeared before me:

JORGE MESA

to me well known to be the person who executed the foregoing ARTICLES OF INCORPORATION, who produced his driver's license as identification, acknowledged before me that he signed and executed the same for the purposes expressed and did not take an oath.

SWORN TO AND SUBSCRIBED BEFORE ME at Coral Gables, MIAMI-DADE County, Florida the day and year above written.



NOTARY PUBLIC

My Commission Expires:



Sergio L. Mendez
Commission # DD 068672
Expires Oct. 30, 2005
Bonded Thru
Atlantic Bonding Co., Inc.

ACCEPTANCE AS RESIDENT AGENT OF
MARIANAO CONDOMINIUM ASSOCIATION, INC.

desiring to organize and incorporate under the laws of the State of Florida with its principal place of business at Coral Gables, Florida has named and designated SERGIO L. MENDEZ as its resident agent.

I, SERGIO L. MENDEZ, accept appointment as Resident Agent of MARIANAO CONDOMINIUM ASSOCIATION, INC., and shall maintain the office of resident agent pursuant to all statutory provisions at 901 Ponce de Leon Boulevard Suite 304 Coral Gables, FL, 33134.

April 27, 2004


SERGIO L. MENDEZ
Resident Agent

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TALLAHASSEE, FLORIDA