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FLORIDA NON-PROFIT CORPORATION

sunset lake estates II homeowner's association, inc.

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ARTICLES OF INCORPORATION
OF
SUNSET LAKE ESTATES II HOMEOWNER'S ASSOCIATION,
INC.

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ARTICLE I. NAME

The name of the corporation is SUNSET LAKES ESTATE II HOMEOWNER'S ASSOCIATION, INC., a Florida not for profit corporation, hereinafter referred to as the "Corporation" or "Association". The principal place of business and the mailing address of this corporation is 10691 N. Kendall Dr., Suite # 311, Miami Florida 33176

ARTICLE II. EXISTENCE

This Association shall have perpetual existence unless dissolved in accordance with the terms of these Articles of Incorporation.

ARTICLE III. PURPOSES

The Association does not contemplate pecuniary gain or profit to its members. The specific purpose for which it is formed are to provide for the enforcement of the Declaration of Covenants and Restrictions for Sunset Lakes Estate II (the "Declaration") and any amendments thereto which subject additional property to the Declaration, and to provide for the maintenance and preservation of the Common Properties as that terms is defined in the Declaration.

ARTICLE IV. MEMBERSHIP

Every person or entity who is record owner of a fee interest in any lot, as that term is defined in the Declaration, which is subject to assessment by the Association, shall automatically be a member of the Association upon the recordation in the Public Records of Dade County, Florida, of the deed or the instrument establishing the acquisition and designating the Lot affected thereby. The foregoing is not intended to include persons or entities who hold an interest merely as security for the performance of an obligation. Membership shall be appurtenant to and may not be separated from ownership of an Lot which is subject to assessment by the Association. Such membership shall automatically terminate when such person or entity is no longer the record Owner of a Lot.

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ARTICLE V. REGISTERED OFFICE AND AGENT

The street address of the initial registered office of the corporation is 10691 N. Kendall Dr. Suite # 311 Miami, Florida 33176 , and the initial Registered Agent of this corporation is :

Jose Fernandez

Having been named as registered agent on whom process may be served for the above-stated corporation , at the place designated herein, I hereby accept said appointment as registered agent.



Jose Fernandez, Registered Agent

ARTICLE VI. INCORPORATOR

The name and address of the person signing these articles is:

Jose Fernandez

10691 N. Kendall Dr. Suite # 311
Miami, Florida 33193

ARTICLE VII. INITIAL BOARD OF DIRECTORS

The names and addresses of the persons who constitute the initial Board of Directors, until the selection and qualification of their successors, are :

Jose Fernandez

10691 N. Kendall Dr, Suite # 311
Miami, Florida 33176

ARTICLE VIII. DISSOLUTION

The Association may be dissolved no sooner than thirty (30) years from the date of incorporation with the assent given in writing and signed by not less than three- fourths ($\frac{3}{4}$) of the votes of the members. Upon dissolution, other

Than incident to a merger or consolidation, the assets of the Association shall be granted, conveyed and assigned to any corporation not for profit, association, trust, public agency or other organization provided that it is to be used for purposes similar to those for which this Association was created. And the Association shall be dissolved in accordance with the law.

ARTICLE IX. AMENDMENT

Amendments to these Articles of Incorporation shall require the approval of a minimum of two thirds (2/3) of the entire membership and shall be effective when a copy thereof has been filed with the Secretary of State of Florida and all filing fees have been paid. These Articles may not be amended in any manner which shall amend, modify or affect any terms and conditions, rights or obligations set forth in the Declaration.

Amendments to the Articles of Incorporation shall be made in the following manner:

- A. The Board of Directors shall adopt a resolution setting forth the proposed amendment, and, if members have been admitted to the Association, direct that it be submitted to a vote at a meeting of members, which may be either the annual or a special meeting. If no members have been admitted, the amendment shall be adopted by a vote of the majority of the Board of Directors and the provisions for adoption by members shall not apply.
- B. Written notice setting forth the proposed amendment or a summary of the changes to be effected thereby shall be given to each member of record entitled to vote thereon. If the meeting is an annual meeting, the proposed amendment or such summary may be included in the notice of such annual meeting.
- C. At such meeting, a vote of the members entitled to vote thereon shall be taken on the proposed amendment. The proposed amendment shall be adopted upon and affirmative vote of two-thirds (2/3) of the votes of all members entitled to vote thereon.

The Articles of Amendment shall be executed by the corporation by its President and Vice President and by its secretary or an assistant secretary and acknowledged by one of the officers signing such amendment and shall set forth:

- A. The name of the corporation.
- B. The Amendments so adopted.

C. The date of the adoption of the amendment by the members or by the Board of Directors when no members have been admitted.

The Articles of Amendment shall be delivered to the Department of State. If the Department of State finds that the Articles of Amendment conform to law, it shall, when all fees and taxes have been paid as prescribed in this chapter, file the Articles of Amendment as required by law.

ARTICLE X - HUD AND VA APPROVAL

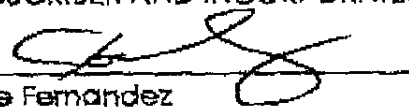
For so long as there is a Class B membership, as that term is defined in the Declaration, the following actions will require the approval of the Department of Housing and Urban Development or the Veterans Administration if any mortgage encumbering a Lot is guaranteed or insured by either such agency: (a) annexation of additional properties; (b) mergers and consolidations; (c) mortgaging or dedication of Common Area and (d) dissolution or amendment of these Articles. Such approval, however, shall not be required where the amendment is made to correct errors, omissions or conflicts or is required by any governmental authority. Such approval shall be deemed given if either agency fails to deliver written notice of its disapproval of any amendment to Declarant or to the Association within twenty (20) days after a request for such approval is delivered to the agency by certified mail, return receipt requested, or equivalent delivery.

IN WITNESS WHEREOF, for the purpose of forming this corporation under the laws of the State of Florida, I, the undersigned, constituting the subscriber and incorporator for Sunset Lakes Estates II Homeowner's Association, Inc. on this 27 day of October, 2004

Signed, sealed and delivered
in the presence of:

WITNESS

SUBSCRIBER AND INCORPORATER


Jose Fernandez

PRINT NAME OF WITNESS

WITNESS

PRINT NAME OF WITNESS

H040000218457

STATE OF FLORIDA

COUNTY OF DADE

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS
27th DAY OF OCT, 2004, BY _____



Natalie Proano
NOTARY PUBLIC- STATE OF FLORIDA

PERSONALLY KNOWN ✓ OR PRODUCED IDENTIFICATION _____
TYPE OF IDENTIFICATION _____

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