



MELAND RUSSIN
& HELLINGER & BUDWICK, P.A.

3000 WACHOVIA FINANCIAL CENTER
200 SOUTH BISCAYNE BOULEVARD
MIAMI, FLORIDA 33131

TELEPHONE 305-358-6363
TELEFAX 305-358-1221
www.melandrussin.com

SANDRA M. FERRERA
SFERRERA@MELANDRUSSIN.COM

November 30, 2004


State of Florida
Division of Corporations
P.O. Box 6327
Tallahassee, FL 32314
Attn: Registration Section

Re: 330 Condos Condominium Association, Inc.
Our File No. 2826-1

Dear Sir or Madam:

Enclosed please find the original and one copy of the Articles of Incorporation for the above-referenced entity, as well as a check in the amount of \$78.75. Please file these documents and forward to us a copy of the Certificate of Status and the copy of the Articles stamped "FILED" in the enclosed self addressed return envelope.

Very truly yours,



Sandra M. Ferrera, Esq.
SMF/llf

Enclosure

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**ARTICLES OF INCORPORATION
OF
330 CONDOS CONDOMINIUM ASSOCIATION, INC.
(A Florida Corporation Not For Profit)**

The undersigned, by these Articles, hereby form this not-for-profit corporation under the laws of the State of Florida, pursuant to Chapter 617, Florida Statutes, and certify as follows:

ARTICLE I - NAME

The name of the corporation shall be 330 CONDOS CONDOMINIUM ASSOCIATION, INC. For convenience, the Corporation shall be referred to in this instrument as "the Association."

ARTICLE II - PURPOSES AND POWERS

The Association does not contemplate pecuniary gain or profit to the members thereof. The specific purposes for which it is formed are to provide for maintenance, preservation and architectural control of the condominium units and common elements within that certain Condominium more particularly described in the Declaration of Condominium for 330 CONDOS, A CONDOMINIUM (hereafter, "the Declaration of Condominium"), and to promote the health, safety and welfare of the residents within the Condominium and any additions. In order to effectuate these purposes, the Association shall have the power to exercise all of the powers and privileges and to perform all of the duties and obligations of the Association as set forth in the Declaration of Condominium, which powers and privileges include but are not limited to the following:

1. To fix, levy, collect and enforce payment by any lawful means all appropriate charges or assessments;
2. To pay all expenses incident to the conduct of the business of the Association, including all licenses, taxes and governmental charges levied or imposed against the Common Elements;
3. To acquire (by gift, purchase or otherwise), own, hold, improve, build upon, operate, maintain, convey, sell, lease, transfer, dedicate for public use or otherwise dispose of the Common Elements on behalf of the membership of the Association;
4. To participate in mergers and consolidations with other nonprofit corporations organized for the same purposes; and
5. To have and to exercise any and all powers, rights and privileges which a corporation organized under the Florida Not-for-Profit Corporation Law may now or hereafter have or exercise.

ARTICLE III - MEMBERSHIP AND VOTING

A. Membership: Every person or entity who is a record owner of any Unit in the Condominium shall be a member of the Association. The foregoing does not include persons or entities who hold an interest merely as security for the performance of an obligation. Change of membership in the Association shall be established by recording in the Public Records of Florida, deed or other instrument establishing a record title to any Unit in a transferee and the delivery to the Association of a certified copy of such instrument. Upon such delivery, the transferee designated in such instrument shall become a member of the Association and the membership of the transferee shall be terminated.

B. Appurtenance to Unit: The share of a member in the funds and assets of the Association shall not be assigned, hypothecated or transferred in any manner except as an appurtenance to his Unit.

C. Voting Rights: Each Owner shall be entitled to one vote for each Unit owned. When more than one person holds an interest or interests in any Unit, the vote for such Unit shall be limited to one vote as the Owners among themselves determine. The manner of exercising voting rights shall be determined by the By-Laws of the Association.

D. Meetings: The By-Laws shall provide for meetings of the members.

ARTICLE IV - BOARD OF ADMINISTRATORS

A. Membership of Board: The affairs of this Association shall be managed by a Board consisting of the number of Administrators determined by the By-Laws, but not fewer than three (3) Administrators.

B. Election and Removal: Administrators shall be elected at the annual meeting of the members in the manner determined by the By-Laws. Administrators may be removed and vacancies on the Board shall be filled in the manner provided by the By-Laws.

C. First Board of Administrators: The names and addresses of the persons who shall act in the capacity of Administrators until their successors shall be elected and qualified are as follows:

<u>Name</u>	<u>Address</u>
Scott Barnett	8877 SW 131 Street Miami, Florida 33176
Luis Gurkin	8877 SW 131 Street Miami, Florida 33176
Stuart L. Koenigsberg	8877 SW 131 Street Miami, Florida 33176

The Administrators named above shall serve until the first election of Administrators, as determined by the By-Laws. Any vacancies in their number occurring before the first election of Administrators shall be filled as determined by the By-Laws.

ARTICLE V - OFFICERS

The affairs of the Association shall be administered by the Officers as designated in the By-Laws. The Officers shall be elected by the Board at the first Board meeting following the annual meeting. Officers shall serve at the pleasure of the Board. The names and addresses of the initial officers who shall serve until their successors are designated by the Board are as follows:

Stuart Barnett - President
Luis Gurkin - Vice President
Stuart L. Koenigsberg - Secretary / Treasurer

ARTICLE VI - INDEMNIFICATION

Every Administrator and every Officer of the Association shall be indemnified by the Association against all expenses and liabilities, including counsel fees, reasonably incurred by or imposed upon him in connection with any proceeding or any settlement of any proceeding to which

he may be a party or in which he may become involved by reason of his being or having been an Administrator or Officer of the Association, whether or not he is an Administrator or Officer of the Association at the time such expenses are incurred, except when the Administrator or Officer is adjudged guilty of willful misfeasance or malfeasance in the performance of his duties; provided that in the event of a settlement, the indemnification shall apply only when the Board approves such settlement and reimbursement as being in the best interests of the Association. The foregoing right of indemnification shall be in addition to and not exclusive of all other rights to which such Administrator or Officer may be entitled.

ARTICLE VII - BY - LAWS

The first By-Laws of the Association shall be adopted by the Board and may be thereafter be altered, amended or rescinded in the manner provided in such By-Laws.

ARTICLE VIII - AMENDMENTS

Amendments to the Articles of Incorporation may be considered at any regular or special meeting of the members and may be adopted in the following manner:

1. **Notice.** Notice of a proposed amendment shall be included in the notice of any meeting at which the proposed amendment is to be considered and shall be otherwise given in the time and manner provided in Chapter 617, Florida Statutes. Such notice shall contain the proposed amendment or a summary of the changes to be affected thereby.

2. **Adoption.** By resolution for the adoption of a proposed amendment which may be proposed either by the Board or by a majority of the voting members. Such amendments must be approved by not less than sixty-seven (67%) percent of the votes of the voting members. Unit Owners may vote in person or by proxy. Directors must vote in person and not by proxy. Notwithstanding the forgoing, a Director may submit in writing his or her agreement or disagreement to the amendment approved at the meeting that the Director did not attend, provided however, the agreement or disagreement may not be used as a vote for or against the action taken.

3. **Recording.** A copy of each amendment shall be filed with the Secretary of State pursuant to the provisions of applicable Florida law, and a copy certified by the Secretary of State shall be recorded in the public records of Miami-Dade County, Florida with an identification on the first page thereof of the book and page of said public records where the Declaration was recorded which contains, as an exhibit, the initial recording of these Articles.

ARTICLE IX - TERM

The term of the Association shall be perpetual.

ARTICLE X - DISSOLUTION

The Association maybe dissolved with the assent given in writing and signed by not less than seventy-five percent (75%) of the voting members. Upon dissolution of the Association, other than incident to a merger or consolidation, the assets of the Association shall be dedicated to an appropriate public agency to be used for purposes similar to those for which the Association was created. In the event that such dedication shall be refused acceptance, such assets shall be granted, conveyed and assigned to any non-profit corporation, association, trust or other organization to be devoted to such similar purposes.

ARTICLE XI - SUBSCRIBER

The names and address of the subscriber of these Articles of Incorporation is as follows:

Scott Barnett
1265 North Biscayne Pt. Rd.
Miami Beach, Florida 33141

ARTICLE XII - RESIDENT AGENT

The name and street address of the Resident Agent of the Corporation is:

Meland, Russin, Hellinger & Budwick, PA
200 South Biscayne Boulevard - Suite 3000
Miami, Florida 33131

ARTICLE XIII - MISCELLANEOUS

A. Developer's Rights. No amendment of these Articles of Incorporation or the By-Laws shall change Developer's rights and privileges as set forth in the Declaration of Condominium without Developer's prior written approval so long as Developer offers units for sale in the ordinary course of business.

B. Stock. The Association shall issue no shares of stock of any kind or nature whatsoever.

C. Severability. Invalidation of any one or more of the provisions hereof shall in no way affect any other provisions, which shall remain in full force and effect.

D. Registered Office. The initial registered office of the Association shall be:

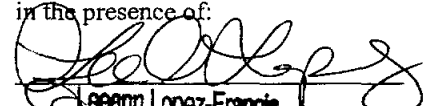
200 South Biscayne Boulevard - Suite 3000
Miami, Florida 33131

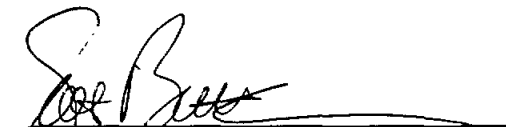
E. Principal Address. The principal address of the Association shall be:

7355 Byron Avenue a/k/a 330 74th Street
Miami Beach, Florida 33141

^{20th} IN WITNESS WHEREOF, the undersigned subscriber has executed this instrument this day ~~20th~~ of ~~November~~ 2004.

Signed, Sealed and Delivered
in the presence of:



~~Joann Lopez-Francis~~
~~Sandra M. Ferrera~~


Scott Barnett

STATE OF FLORIDA

COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me this ^{20th} day of November, 2004, by Scott Barnett, who is personally known to me and who did take an oath.


NOTARY PUBLIC
State of Florida at Large
My Commission Expires:



CERTIFICATE DESIGNATING PLACE OF BUSINESS OR DOMICILE
FOR THE SERVICE OF PROCESS WITHIN THIS STATE
NAMING AGENT UPON WHOM PROCESS MAY BE SERVED.

In pursuance of Chapter 48.091, Florida Statutes, the following is submitted, in compliance with said Act:

First, that 330 CONDOS CONDOMINIUM ASSOCIATION, INC., desiring to organize under the laws of the State of Florida, with its principal office as indicated in the Articles of Incorporation, named as its agent to accept service of process within this State the following person:

Meland, Russin, Hellinger & Budwick, PA
200 South Biscayne Boulevard
Suite 3000
Miami, Florida 33131

Having been named to accept service of process for the above stated Corporation, at the place designated in this Certificate, the undersigned hereby accepts to act in this capacity and agrees to comply with the provision of said Act to keeping open said office.

Meland, Russin, Hellinger & Budwick, PA

By: 

Mark S. Meland, as President

FILED
SECRETARY OF STATE
TALLAHASSEE, FLORIDA
04 DEC - 2 PM 2:48