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CONTACT: KATIE WONSCH

DATE: 06/08/2005

REF. #: 000174.38918

CORP. NAME: LIDO ISLANDER CONDOMINIUM ASSOCIATION, INC.

- | | | |
|---|---|--|
| <input checked="" type="checkbox"/> ARTICLES OF INCORPORATION | <input type="checkbox"/> ARTICLES OF AMENDMENT | <input type="checkbox"/> ARTICLES OF DISSOLUTION |
| <input type="checkbox"/> ANNUAL REPORT | <input type="checkbox"/> TRADEMARK/SERVICE MARK | <input type="checkbox"/> FICTITIOUS NAME |
| <input type="checkbox"/> FOREIGN QUALIFICATION | <input type="checkbox"/> LIMITED PARTNERSHIP | <input type="checkbox"/> LIMITED LIABILITY |
| <input type="checkbox"/> REINSTATEMENT | <input type="checkbox"/> MERGER | <input type="checkbox"/> WITHDRAWAL |
| <input type="checkbox"/> CERTIFICATE OF CANCELLATION | | |
| <input type="checkbox"/> OTHER: | | |

STATE FEES PREPAID WITH CHECK# 512881 FOR \$ 78.75

AUTHORIZATION FOR ACCOUNT IF TO BE DEBITED:

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Examiner's Initials

**ARTICLES OF INCORPORATION
OF
LIDO ISLANDER CONDOMINIUM ASSOCIATION, INC.
(A Corporation Not-for-Profit)**

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TALLAHASSEE FLORIDA

DPL Investments Corp., a Florida corporation, being desirous of forming a corporation not for profit under the provisions of Chapter 617 of the Florida Statutes, states as follows:

ARTICLE I. NAME

The name of this corporation shall be Lido Islander Condominium Association, Inc., a Florida not-for-profit corporation, hereinafter referred to as the Association. The street address and mailing address of the initial principal office of the Association is 11110 North Kendall Drive, Suite 200, Miami, Florida 33176.

ARTICLE II. PURPOSE

The Association is organized as a corporation not for profit under the terms and provisions of Chapter 617 of the Florida Statutes, and is a condominium association, as referred to and authorized by Section 718.111 of the Florida Statutes. The specific purpose for which the Association is organized is to provide an entity responsible for the operation of Lido Islander, a Condominium (the "Condominium").

The foregoing paragraph enumerates the specific purposes of the Association, but it is expressly provided hereby that such enumeration shall not be held to limit or restrict in any manner the purposes or powers of the Association otherwise permitted by law.

ARTICLE III. POWERS AND DUTIES

Section 1. The Association shall have all of the common law and statutory powers of a corporation not for profit that are not in conflict with the Chapter 718 of the Florida Statutes, hereinafter referred to as the Condominium Act.

Section 2. The Association shall have all of the powers and duties set forth in the Condominium Act, as lawfully modified by these Articles of Incorporation, the Bylaws of the Association or the Declaration of Condominium for the Condominium.

ARTICLE IV. LIMITATIONS OF ACTIVITIES

No part of the net earnings of the Association shall inure to the benefit of, or be distributable to, any member, director or officer of the Association; provided, however, the Association may pay compensation in a reasonable amount for services rendered, may confer benefits on its members in conformity with its purposes, and may make rebates of excess membership dues, fees or assessments. The amount of earnings, if any, is not to be taken into account in any manner for the purpose of determining whether there should be a rebate or the amount of any rebate.

ARTICLE V. TERM OF EXISTENCE

The Association shall have perpetual existence, unless dissolved according to law.

ARTICLE VI. MEMBERS

Every owner of a recorded present ownership interest in a unit in the Condominium shall become a member of the Association; provided, however, in the event of termination of the Condominium, the members shall be those persons or other legal entities who were owners of units in the terminated condominium at the time of termination, their successors and assigns. Each member shall promptly deliver to the Association a copy of the duly recorded instrument of conveyance establishing an ownership interest in a unit in the Condominium and shall obtain a written acknowledgement of said delivery signed by an officer of the Association. Membership in the Association shall be terminated automatically when the ownership interest to the condominium unit supporting said membership vests in another legal entity, except any member who owns more than one (1) unit shall remain a member of the Association so long as such party shall retain an ownership interest in any unit.

ARTICLE VII. BOARD OF DIRECTORS

Section 1. The business affairs of the Association shall be managed by the Board of Directors.

Section 2. This Association shall have three (3) directors initially who are to serve as directors until the first election by the members. The names and addresses of the initial directors are as follows:

<u>NAME</u>	<u>ADDRESS</u>
Patricia Lazar	11110 North Kendall Drive, Suite 200 Miami, Florida 33176
Daniel Lazar	11110 North Kendall Drive, Suite 200 Miami, Florida 33176
Yvette Ferry	11110 North Kendall Drive, Suite 200 Miami, Florida 33176

Section 3. The number of directors may be changed from time to time as provided by the Bylaws, but their number shall never be less than three (3).

Section 4. The first election of directors shall not be held until unit owners other than Developer are entitled to elect at least one (1) director pursuant to the provisions of the Condominium Act. The Developer may fill any vacancies on the Board that occur before the first election.

Section 5. Subsequent to the first election of directors, directors entitled to be elected by unit owners other than Developer shall be elected at the annual meeting of the members and shall be qualified and hold office as provided in the Bylaws. Until Developer transfers control of the Association to the non-Developer unit owners, Developer shall be entitled to appoint and remove all directors except those elected by the non-Developer unit owners.

SECTION VIII. OFFICERS

Section 1. The officers of the Association shall be a President, one or more Vice Presidents (if determined to be necessary by the Board of Directors), a Secretary and a Treasurer. Such other officers, assistant officers, and agents as may be deemed necessary may be elected or appointed from time to time as provided in the Bylaws.

Section 2. The names of the persons who are to serve as officers of the Association until the first annual meeting of the Board of Directors are:

<u>OFFICE</u>	<u>NAME</u>
President	Patricia Lazar
Vice President	Daniel Lazar
Secretary	Daniel Lazar
Treasurer	Patricia Lazar

Section 3. The officers shall be elected at each annual meeting of the Board of Directors or as provided in the Bylaws, and each shall serve until such officer's successor is chosen and qualified, or until such officer's earlier resignation, removal from office, or death.

Section 4. The officers shall have such duties, responsibilities, and powers as provided in the Bylaws and the Florida Statutes.

ARTICLE IX. AMENDMENTS

These Articles of Incorporation may be amended as set forth in the Florida Statutes, as amended from time to time.

ARTICLE X. INITIAL REGISTERED OFFICE AND AGENT

The street address of the initial registered office of this Association is 11110 North Kendall Drive, Suite 200, Miami, Florida 33176, and the name of the initial registered agent of this Association located at that address is Daniel Lazar, Esquire.

ARTICLE XI. INCORPORATOR


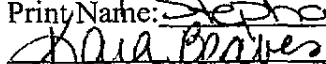
The name and address of the incorporator is Patricia Lazar, 11110 North Kendall Drive, Suite 200, Miami, Florida 33176.

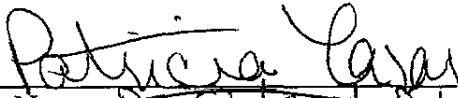
IN WITNESS WHEREOF, for the purpose of forming a corporation not for profit under the provisions of Chapter 617 of the Florida Statutes, the undersigned, constituting the

incorporator hereof, has caused these Articles of Incorporation to be executed this 1 day of June, 2005.

WITNESSES:

DPL Investments Corp.,
a Florida corporation


Print Name: Stephanie Reddy

Print Name: Kara Beavers

By: 
Print Name: ~~President~~ Patricia Lazar
As its: President

ACCEPTANCE OF REGISTERED AGENT

I, DANIEL LAZAR, hereby accept the designation as initial Registered Agent for the Association, as stated in the foregoing Articles of Incorporation.



DANIEL LAZAR

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