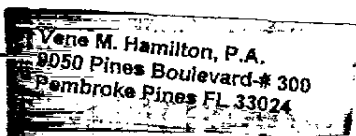


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TALLAHASSEE, FLORIDA

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**LIBERTY CONDOMINIUM ASSOCIATION, INC
ARTICLES OF INCORPORATION**

The undersigned Incorporator hereby submits these Articles of Incorporation (these "**Articles**") to the Florida Department of State, Division of Corporations, pursuant to Chapter 617, FLA. STAT. (2004), and Chapter 718, FLA. STAT. (2004), to form a corporation not for profit (the "**Association**").

**ARTICLE I
NAME OF THE ASSOCIATION**

The name of the Association shall be "**LIBERTY CONDOMINIUM ASSOCIATION, Inc**"

**ARTICLE II
PURPOSE OF THE ASSOCIATION**

The association is hereby incorporated to serve as a mandatory-membership condominium association for that certain condominium known as "Liberty Condominium Association, Inc" (the "**Condominium**"), to be created by the recording of that certain Declaration of Condominium for Liberty Condominium Association, Inc. in the Public Records of Miami Dade County, Florida (The "**Declaration**"), and, thereafter, to perform all the obligations and duties of the Association, and exercising all the rights and powers of the Association, in the interests of the Unit Owners and as specified in the Declaration, these articles, the Bylaws, and the Florida Condominium Act, as codified at Section 718.101 et seq., FLA Stat. (2004).

**ARTICLE III
DEFINITIONS**

All capitalized words or terms that are not defined in these Articles shall have the same meanings and definitions as set forth in the Declaration, unless herein provided to the contrary, or unless the context otherwise requires.

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**ARTICLE IV
PRINCIPAL PLACE OF BUSINESS**

The Association's initial principal place of business and mailing address shall be located at 3479 SW 3rd Avenue, Miami Dade County, Florida 33145. The Board of Directors may change the Association's principal place of business and mailing address with the Florida Department of State, Division of Corporations. All books and records of the Association shall be kept at its principal office or at such other place as may be permitted by the Act.

**ARTICLE V
INITIAL REGISTERED OFFICE AND AGENT**

The Association hereby designates 3479 SW 3rd Avenue, Miami Dade County, Florida 33145, as its initial registered office, and hereby further designates Mr. John Judice, an individual resident of Miami Dade County, Florida as its initial registered agent at such address upon whom all notices and services of process may be served, and which when served, shall constitute proper notice to or service upon the Association. The Board of directors may change the Association's registered office and registered agent, from time to time, by filing the address of the new registered office and the name of the new registered agent with the Florid Department of State, Division of Corporations. The appointment of a new agent shall revoke this or any subsequent appointment of a registered agent.

**ARTICLE VI
BOARD OF DIRECTORS OF THE ASSOCIATION**

The business and affairs of the Association shall be governed by a Board of Directors consisting of three persons, appointed or elected in accordance with the Declaration and the By-Laws (collectively, the "**Directors**"). The number of Directors may be changed from time to time in accordance with the By-Laws. The initial Directors, appointed by Declarant pursuant to the provisions of the Declaration and the By-Laws, shall be:

Name	Address
John Judice	3479 SW 3 rd Avenue, Miami, Florida 33145
Sonia Gibson	3479 SW 3 rd Avenue, Miami, Florida 33145
Joseph Lopez	3479 SW 3 rd Avenue, Miami, Florida 33145

**ARTICLE VII
MEMBERS OF THE ASSOCIATION**

The members of the Association shall consist of all the Owners of the Units within the Condominium. Every Unit Owner shall automatically become a Member upon acceptance of a deed or other instrument conveying fee-simple title to, or a present life-estate in, a Unit, which mandatory membership shall be appurtenant to and inseparable from the Unit. Such Persons or Entities shall automatically cease to be members when they cease to be Unit Owners. No member shall have any authority to bind the Association in any way, for any purpose, merely by virtue of being a Member. No Member shall have any individual ownership right, title or interest in or to the Association's revenues and other property, except as an undivided interest in the Common Surplus. The rights and obligations of the Members shall be further defined and described in the Declaration and the By-Laws.

**ARTICLE VIII
OFFICERS OF THE ASSOCIATION**

The day-to-day operation of the Association shall be vested in the executive officers, namely, the President, the Secretary, and the Treasurer, who shall be elected by the Board of Directors in accordance with the By-Laws (collectively, the "Officers"). The Board has the specific powers and authority to take such actions, as may be enumerated in the By-Laws or as may be authorized in writing from time to time by the Directors.

**ARTICLE IX
POWERS OF THE ASSOCIATION**

The Association shall have all of the common-law and statutory powers of a corporation not for profit organized under the laws of the state of Florida, including those powers set forth in Section 617.0302, Subsections 718.111(3), (4), (5), (7), (8), (9) and (10), and Section 718.114, FLA. Stat. (2004), except as otherwise limited by the Florida Condominium Act, the Declaration and the By-Laws.

**ARTICLE X
ORGANIZATION OF THE ASSOCIATION**

The Association is formed as a non-stock, non-profit corporation pursuant to the provisions of the Florida Condominium Act, as codified at Section 718.101 et seq., FLA. STAT. (2004), and the Florida Not For Profit Corporations Act, as codified at Section 617.01011 et seq., FLA. STAT. (2004). The Association does not contemplate pecuniary

gain or profit, direct or indirect, and no portion of the Association's revenues or other property shall be distributed or inure to the private benefit of any Member, Director, or Officer, except upon the dissolution of the Association pursuant to Article XIII of these Articles. The Association shall be organized pursuant to written By-Laws that shall enumerate the powers and duties of the Directors and Officers, the rights and obligations of the Members, and adopted by the Board of Directors prior to the Commencement of the Association's activities, and, thereafter may be amended or rescinded in the manner provided therein.

ARTICLE XI INDEMNIFICATION OF DIRECTORS, OFFICERS, & COMMITTEE MEMBERS

The corporation shall indemnify any Officer or Director or any former officer or director, to the full extent permitted by law, from and against any and all liability arising from, connected with or, related to any acts or omissions that occurred in the performance of his/her/their duties, provided that any such act or omission does not constitute gross negligence, reckless disregard for the safety of others, or the willful violation of applicable law..

ARTICLE XII AMENDMENT OF ARTICLES

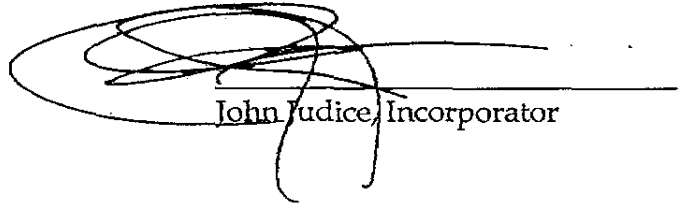
This corporation reserves the right to amend or repeal any provision contained in these Articles of Incorporation, or any amendment hereto, by a majority vote of the Board of Directors, and any right conferred upon the shareholders is subject to this reservation.

Notwithstanding anything herein contained to the contrary, to the extent lawful, the Developer may amend these Articles consistent with the provisions of the Declaration allowing certain amendments to be effected by the developer alone.

ARTICLE XIII TERM OF EXISTENCE

The existence of the Association shall commence at the time of the filing of these Articles with the Florida Department of State, Division of Corporations, and the Association shall have perpetual existence thereafter or until such time as the Association may be dissolved pursuant to the Declaration, the By-Laws, and Sections 617.1402, 617.1403, 617.1405, and 718.117, FLA STAT (2004).

IN WITNESS WHEREOF, the undersigned Incorporator has executed these Articles of Incorporation on the 14th day of November, 2005.


John Judice, Incorporator

STATE OF FLORIDA }
 }
COUNTY OF BROWARD }

BEFORE ME, a Notary Public authorized to take acknowledgments in the State, and County set forth above, personally appeared John Judice, President of ~~1269-71~~ ^{LIBERTY} CONDOMINIUM ASSOCIATION, Inc. known to be and known by me to be the person who executed the foregoing Articles of Incorporation, and she acknowledged before me that she executed these Articles of Incorporation.

IN WITNESS WHEREOF, I have set my hand and seal in the State and County above, this 14th day of November, 2005.


NOTARY PUBLIC, State of Florida

My commission expires:



Vene M. Hamilton
My Commission DD200031
Expires March 26, 2008

CERTIFICATE ACCEPTING DESIGNATION

AS

REGISTERED AGENT

I HEREBY CERTIFY that I have accepted the designation as Registered Agent of ~~Liberty~~ ^{LIBERTY} Condominium Association, Inc. and agree to serve as its agent and to accept service of process within this State at its Registered Office.


John Judice, Registered Agent