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FLORIDA PROFIT/NON PROFIT CORPORATION

toledo isles condominium association, inc.

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ARTICLES OF INCORPORATION

OF

TOLEDO ISLES AT PALM AVENUE CONDOMINIUM ASSOCIATION, INC.
(A Florida Corporation Not-For-Profit)

THE UNDERSIGNED, acting as incorporator of a corporation pursuant to Chapter 617, Florida Statutes, adopts the following Articles of Incorporation:

ARTICLE I

The name of the corporation shall be:

TOLEDO ISLES AT PALM AVENUE CONDOMINIUM ASSOCIATION, INC.

ARTICLE II

The principal place of business and the mailing address of this corporation shall be: 8004 NW 154 Street, Unit # 320, Miami Lakes, FL 33016.

ARTICLE III

The purpose for which the corporation is formed, and the business and the objects to be carried on and promoted by it, are as follows:

1. To maintain, operate, and manage TOLEDO ISLES AT PALM AVENUE CONDOMINIUM.
2. The corporation shall have such powers as are conferred upon it by Chapter 617 of the Laws of the State of Florida, and to exercise those powers in the accomplishment of its objects and purposes.

ARTICLE IV

1. The manner in which the directors are elected or appointed shall be as stated in the By-Laws.

ARTICLE V

The name and street address of the initial registered agent shall be:

Jesus Montesano
8004 NW 154 Street, Suite 320
Miami Lakes, Fl. 33016

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ARTICLE VI

The name and street address of the incorporator of these Articles of Incorporation shall

be: Jesus Montesano
8004 NW 154 Street, Suite 320
Miami Lakes, FL 33016

ARTICLE VII

The affairs of the corporation shall be managed by a President, Vice President, Secretary and a Treasurer and such other officers as may from time to time be created by the Board of Directors. The names of the Officers and the office they shall hold until the first election shall be:

Jesus Montesano – President/Vice President/Secretary/Treasurer/Director
Elio Montesano – Director
Miguel A. Chamah- Director

ARTICLE VIII

The members of the Board of Directors shall never be less than three (3) in number. Initially the Board of Directors shall consist of (3) persons whose names and addresses are as follows and who shall serve as Directors until the first election:

Jesus Montesano 8004 NW 154 Street, Suite 320 Miami Lakes, Fl 33016	Elio Montesano 8004 NW 154 Street, Suite 320 Miami Lakes, FL 33016	Miguel A. Chamah 8004 NW 154 Street Miami Lakes, Fl 33016
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ARTICLE IX

These Articles of Incorporation may be amended by a majority vote of the Board of Directors at any special meeting called for that purpose, after first giving at least ten (10) days written notice of the meeting. Amendments to the Articles of Incorporation shall only be effective from the date of approval in writing by Chairman of the Board.

It is hereby expressly provided that in the determination of whether an individual qualifies and should be thus entitled to membership, the Officers of this Corporation, shall abide by the By-Laws promulgated by the Board of Directors.

The By-Laws of Association shall not discriminate or be applied in any manner which may be contrary to the purposes described in these Article of Incorporation or which would disqualify this corporation's qualification as an organization exempt from taxation under Section 501(c)(3) of the Internal Revenue Code.

ARTICLE X

These Articles of Incorporation may be amended from time to time as provided in the By-laws.

ARTICLE XI

The corporation shall hold an annual meeting for members within ninety (90) days of the end of its fiscal year as determined by the Board of Directors. At such meeting, Directors shall be elected or Appointed in accordance with the By-laws.

The undersigned incorporator has executed these Articles of Incorporation this 21 day of July, 2005.



Jesus Montesano

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**CERTIFICATE OF DESIGNATION
REGISTERED AGENT/REGISTERED OFFICE**

Pursuant to the provisions of Section 617.0501, Florida Statutes, the undersigned corporation, organized under the laws of the State of Florida, submits the following statement in designating the registered office/registered agent, in the State of Florida.

First-That TOLEDO ISLES AT PALM AVENUE CONDOMINIUM ASSOCIATION, INC. with its principal office, as indicated in the articles of incorporation has named Jesus Montesano, located at 8004 N.W. 154 Street, Unit 320, Miami Lakes, Florida 33016, City of Miami, County of Miami-Dade, State of Florida, as its agent to accept service of process within this State.

HAVING BEEN NAMED AS REGISTERED AGENT AND TO ACCEPT SERVICE OF PROCESS FOR THE ABOVE STATED CORPORATION AT THE PLACE DESIGNATED IN THIS CERTIFICATE, I HEREBY ACCEPT THE APPOINTMENT AS REGISTERED AGENT AND AGREE TO ACT IN THIS CAPACITY. I FURTHER AGREE TO COMPLY WITH THE PROVISIONS OF ALL STATUTES RELATING TO THE PROPER AND COMPLETE PERFORMANCE OF MY DUTIES, AND I AM FAMILIAR WITH AND ACCEPT THE OBLIGATIONS OF MY POSITION AS REGISTERED AGENT.

SIGNATURE: *Jesus Montesano*

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