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68 3-13-06

COVER LETTER

Department of State
Division of Corporations
P. O. Box 6327
Tallahassee, FL 32314

SUBJECT: Westland Park Condominium Association
(PROPOSED CORPORATE NAME - MUST INCLUDE SUFFIX) Inc. # 1.

Enclosed is an original and one(1) copy of the Articles of Incorporation and a check for :

☐ \$70.00
Filing Fee

☒ \$78.75
Filing Fee &
Certificate of
Status

☐ \$78.75
Filing Fee
& Certified Copy

☐ \$87.50
Filing Fee,
Certified Copy
& Certificate

ADDITIONAL COPY REQUIRED

FROM: Marlene Leon-Rubido Esq
Name (Printed or typed)

6780 Coral Way
Address

Miami FL 33155
City, State & Zip

305-596-2211
Daytime Telephone number

NOTE: Please provide the original and one copy of the articles.

Marlene Leon-Rubido

Attorney At Law

Coral Way Law Center
6780 Coral Way
Miami, Florida 33155

Tel: (305) 596-2211
Tel: (305) 261-4000
Fax: (305) 669-9202

March 9, 2006

Division of Corporation
Florida Department of State
P.O. Box 6327
Tallahassee, Florida 32314

RE: Westland Park Condominium Association Inc., #1

Dear Sir or Madam:

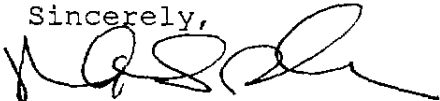
As per your instructions, enclosed are the following:

1. Cover Letter
2. Original and one copy of the Articles of Incorporation for the above non-profit corporation.
3. Check in the sum of \$78.75, representing your fee for the filing, designation of the registered agent, and the certificate of status.

Please mail the certificate of status to the undersigned at your earliest convenience.

Thank you for your courtesies and please do not hesitate to contact me if you have any questions.

Sincerely,



Marlene Leon-Rubido, Esquire

Enclosures

FILED

ARTICLES OF INCORPORATION
WESTLAND PARK CONDOMINIUM ASSOCIATION, INC., #1
A Florida Corporation Not For Profit

06 MAR 13 PM 2:55

SECRETARY OF STATE
TALLAHASSEE, FLORIDA

WE, the undersigned, for the purpose of forming a not for profit corporation in accordance with the laws of the State of Florida, acknowledge and file these Articles of Incorporation in the Office of the Secretary of State of the State of Florida.

ARTICLE I - NAME

The name of this corporation shall be WESTLAND PARK CONDOMINIUM ASSOCIATION, INC., # 1 . For convenience, the Corporation shall herein be referred to as the "Association".

ARTICLE II - PURPOSE

The purpose of this corporation is the operation and management of a condominium known as Westland Park Condominium # 1 (hereinafter referred to as the "Condominium") as the same may now or hereafter be constituted, and to undertake the performance of, and to carry out the Acts and duties incident to the administration of the operation and management of said condominium in accordance with the terms, provisions and authorizations contained herein and the Declaration of Condominium as recorded in the Public Records of Dade County, Florida; and to own, operate, lease, sell, trade and otherwise deal with such property, whether real or personal, as may be necessary or convenient in the administration of said condominium.

ARTICLE III - POWERS

The Association shall have the following powers subject to and exercised in accordance with, the provisions of the Declaration of Condominium, and further specified by the By-Laws:

1. The Association shall have all of the common law and statutory powers of a corporation not for profit which are not in conflict with the terms of these Articles, the said Declaration of Condominium, the By-Laws and Chapter 718, Florida Statutes (the "Condominium Act").

2. The Association shall have all of the powers of condominium associations under and pursuant to the Condominium Act, as the same may be amended from time to time, and shall have all of the powers reasonably necessary to implement the purposes of the Association, including, but not limited to the following:

A. To make, establish and enforce reasonable rules and regulations governing the use of condominium units, common elements, limited common elements and condominium property as said terms may be defined in the Declaration of Condominium as recorded.

B. To make and collect assessments against members as unit owners, to defray

the costs, expenses and losses of the condominium, and to use and expend the proceeds of assessments in the exercise of the powers and duties of the Association.

C. To maintain, repair, replace and operate the condominium property; specifically including all portions of the condominium property to which the Association has the right and power to maintain, repair, replace and operate in accordance with the Declaration of Condominium, the By-Laws and the Condominium Act.

D. To purchase insurance upon the condominium property and insurance for the protection of the Association and its members, as apartment owners and disburse insurance proceeds pursuant to the provisions of the Declaration of Condominium and By-Laws.

E. To reconstruct improvements on the condominium property after casualty or other loss, and the further improvement of the property.

F. To enforce, by legal means, the provisions of the Declaration of Condominium, the By-Laws, the rules and regulations, and all documents referred to in the Declaration and these Articles of Incorporation.

G. To contract for the maintenance and management of the condominium property and to authorize a management agent to assist the Association in carrying out its powers and duties by performing such functions as the submission of proposals, collection of assessments, preparation of records, enforcement of rules and maintenance, repair and replacement of the common elements with funds as shall be made available by the Association for such purposes. The Association and its officers shall, however, retain at all times the powers and duties granted by the Declaration of Condominium, these Articles, the By-Laws and the Condominium Act, including, but not limited to, the making of assessments, promulgation of rules and execution of contracts on behalf of the Association.

H. To acquire and enter into agreements whereby it acquires leaseholds, memberships or other possessory or use interests, in land or facilities, intended to provide for the enjoyment, recreation or other use or benefit of the members of the Association.

I. To acquire by purchase or otherwise, condominium parcels of the condominium, subject nevertheless to the provisions of the Declaration and/or By-Laws relative thereto.

J. To employ personnel to perform the services required for proper operation of the condominium.

ARTICLE IV - EXISTENCE

The Association shall have perpetual existence, unless the Condominium is terminated

pursuant to the provisions of its Declaration in which event the Association shall be dissolved in accordance with the law.

ARTICLE V - PRINCIPAL OFFICE

The principal office of the Association shall be located at 2011 W. 62 Street, Hialeah, Florida 33016, but the Association may maintain offices and transact business in such other places within or without the State of Florida as may from time to time be designated by the Board of Directors.

ARTICLE VI - SUBSCRIBERS

The names and addresses of the subscribers are as follows:

<u>Name</u>	<u>Address</u>
Sonia Sola	1790 W. 60 Street, #5. Hialeah, FL 33012
Wilfredo Moran	1790 W. 60 Street, #4. Hialeah, FL 33012
Vanessa Gonzalez	1790 W. 60 Street, #5. Hialeah, FL 33012

ARTICLE VII - MEMBERS

1. After the Declaration of Condominium is filed, membership in the Association shall be established by the acquisition of title to a fee interest in a condominium parcel, whether by conveyance, devise, judicial decree, or otherwise, subject to the provisions of the Declaration of Condominium and by the recordation in the Public Records of Dade County, Florida, of the Deed or other instrument establishing the acquisition and designating the condominium parcel affected thereby. The owner designated in such Deed or other instrument shall thereupon become a member of this Association, and the membership of the prior owner in this Association as to parcel designated shall be terminated.

2. Each unit in the condominium has one vote. The record owner of more than one unit is entitled to one vote for each unit.

3. If a unit is owned by one person, his right to vote shall be established by the record title to his unit. The procedures for determining how the vote shall be cast for a unit which is owned by more than one person, or by a corporation, shall be specified in the By-Laws.

ARTICLE VIII - DIRECTORS

1. The affairs of this Association shall be managed by a Board consisting of the number of Directors determined by the By-laws, but not less than three (3) Directors, and in the absence of such determination, shall consist of three (3) Directors.

2. Directors of the Association shall be elected at the annual meeting of members, in the

manner determined by the Bylaws. In the event of a vacancy, the Directors may appoint replacements as specified in the By-Laws.

3. Notwithstanding any of the foregoing, the members of the Board of Directors are as follows:

Sonia Sola	1790 W. 60 Street, #5. Hialeah, FL 33012
Wilfredo Moran	1790 W. 60 Street, #4. Hialeah, FL 33012
Vanessa Gonzalez	1790 W. 60 Street, #5. Hialeah, FL 33012

ARTICLE IX - OFFICERS

1. The Board of Directors shall elect a President, Secretary and Treasurer and as many Vice-President, Assistant Secretaries and Assistant Treasurers as the Board of Directors shall, from time to time, determine. The President shall be elected from among the membership of the Board, but no other officer need be a Director.

2. The names and addresses of the officers who are to serve until their successors are designated by the Board of Directors are as follows:

President:	Sonia Sola
Secretary:	Vanessa Gonzalez
Treasurer:	Wilfredo Moran

ARTICLE X - BY-LAWS

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

ARTICLE XI - AMENDMENT

Amendments to the Articles of Incorporation shall be proposed and adopted in the following manner:

1. Notice of the subject matter of the proposed amendments shall be included in the notice of any meeting at which such proposed amendment is considered.

2. Proposed amendments shall first be presented to the Board of Directors, and shall have been approved in writing by a majority of such Board of Directors, who shall certify such amendment for vote of the members of the Association.

3. Such amendment must then be approved by the affirmative vote of the owners of sixty-six and two-third's (66 2/3%) percent of the units.

4. A certificate of amendment executed by the duly authorized officers of the Association

shall then be recorded among the Public Records of Dade County, Florida.

5. No amendment may be made to the Articles of Incorporation which shall in any manner amend, affect or modify the provisions and obligations set forth in the Declaration of Condominium.

ARTICLE XII - INDEMNIFICATION

Every Director and every Officer of the Association shall be indemnified by the Association against all expenses and liabilities, including attorney's fees, reasonably incurred or imposed upon him in connection with any proceeding to which he may be a party, or in which he may become involved, by reason of his being or having been a Director or Officer of the Association, or any settlement thereof, whether or not he is a Director or Officer at the time such are incurred, except, in such cases wherein the Director or Officer is adjudged guilty of willful malfeasance or misfeasance in the performance of his duties; provided that in the event of a settlement the indemnification herein shall apply only when the Board of Directors approves such settlements and reimbursements as being for the best interest of the Association. The foregoing right of indemnification shall be in addition to and not exclusive of all other rights to which such Director or Officer may be entitled.

IN WITNESS WHEREOF, the Subscribers have affixed their signatures this 6 day of ~~February~~, 2006.

March

Sonia Sola

Wilfredo Moran

Vanessa Gonzalez

STATE OF FLORIDA)

SS.:

COUNTY OF DADE)

I HEREBY CERTIFY that on this day before me, a Notary Public duly authorized in the State and County above to take acknowledgments, personally appeared Sonia Sola, Wilfredo Moran, and Vanessa Gonzalez to me known to be the persons described as subscribers in and who executed the foregoing Articles of Incorporation, and acknowledged before me that they subscribed to those Articles of Incorporation.

Caridad P. Garcia
NOTARY PUBLIC

My Commission Expires:



Caridad P. Garcia
My Commission DD216288
Expires May 28, 2007

FILED

06 MAR 13 PM 2:55

SECRETARY OF STATE
TALLAHASSEE, FLORIDA

CERTIFICATE DESIGNATING PLACE OF BUSINESS
OR DOMICILE FOR THE SERVICE OF PROCESS WITHIN
FLORIDA, NAMING AGENT UPON WHOM
PROCESS MAY BE SERVED

IN COMPLIANCE WITH SECTION 48.091, FLORIDA STATUTES THE FOLLOWING IS
SUBMITTED:

FIRST- WESTLAND PARK CONDOMINIUM ASSOCIATION, INC.. # 1. DESIRING TO
ORGANIZE OR QUALIFY UNDER THE LAWS OF THE STATE OF FLORIDA WITH ITS
PRINCIPAL PLACE OF BUSINESS. AT THE CITY OF HIALEAH. STATE OF FLORIDA,
HAS NAMED:

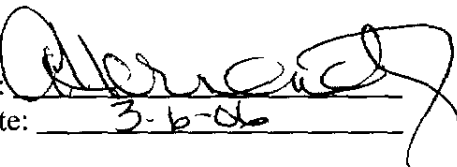
AMERICAN MANAGEMENT AND REALTY, INC., of 2011 W. 62 Street, Hialeah, Florida
33012, AS ITS AGENT TO ACCEPT SERVICE OF PROCESS WITHIN FLORIDA.

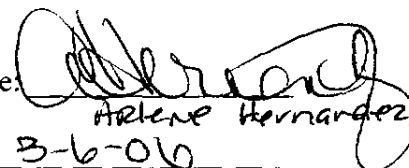
AMERICAN MANAGEMENT AND REALTY, INC.

By:  Arlene Hernandez, President
Date: 3-6-06

HAVING BEEN NAMED TO ACCEPT SERVICE OF PROCESS FOR THE ABOVE
STATED CORPORATION, AT THE PLACE DESIGNATED IN THIS CERTIFICATE, I
HEREBY AGREE TO ACT IN THIS CAPACITY AND I FURTHER AGREE TO COMPLY
WITH THE PROVISION OF ALL STATUTES RELATIVE TO PRAYER AND COMPLETE
PERFORMANCE OF MY DUTIES.

AMERICAN MANAGEMENT AND REALTY, INC.

By: 
Date: 3-6-06

Signature:  Arlene Hernandez, President
Date: 3-6-06