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dania beach business address condominium association

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ARTICLES OF INCORPORATION
OF
DANIA BEACH BUSINESS ADDRESS CONDOMINIUM
ASSOCIATION, INC.

SECRETARY OF STATE
TALLAHASSEE FLORIDA

The undersigned subscriber to these Articles of Incorporation hereby forms a corporation under the laws of the State of Florida.

ARTICLE I. NAME

The name of the corporation is **DANIA BEACH BUSINESS ADDRESS CONDOMINIUM ASSOCIATION, INC.**, a Florida not-for-profit corporation, hereinafter referred to as the "Corporation" or "Association." The principal place of business and the mailing address of this Corporation is 5901 S.W. 44th Street, Davie, Florida 33314.

ARTICLE II. EXISTENCE

The Association shall have perpetual existence unless dissolved in accordance with the terms of these Articles of Incorporation.

ARTICLE III. PURPOSES

The Association does not contemplate pecuniary gain or profit to its members. The specific purposes for which it is formed are to provide for the enforcement of the Declaration of Condominium for DANIA BEACH BUSINESS ADDRESS CONDOMINIUM, a commercial condominium in Broward County, Florida (the "Declaration") and any amendments thereto, and to provide for the maintenance and preservation of the Condominium Property as that term is defined in the Declaration, in a manner consistent with all government requirements. The Association shall levy and collect adequate assessments from members of the Association for the cost of maintenance and operation of the Condominium.

ARTICLE IV. MEMBERSHIP

Every person or entity who is a record owner of a fee interest in any Condominium Unit, as that term is defined in the Declaration, which is subject to assessment by the Association, shall automatically be a member of the Association upon the recordation in the Public Records of Broward County, Florida, of the deed or other instrument establishing the acquisition. The foregoing is not intended to include persons or entities who hold an interest merely as security for the performance of obligation. Membership shall be appurtenant to and may not be separated from ownership of any Unit, which is

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subject to assessment, by the Association. Such membership shall automatically terminate when such person or entity is no longer the record owner of a Unit.

ARTICLE V. REGISTERED OFFICE AND AGENT

The street address of the initial registered office of the corporation shall be 10081 Pines Boulevard, Suite C, Pembroke Pines, Florida 33024, and the name of the registered agent of the corporation at the aforesaid address is Arnold M. Straus, Jr., Esquire.

ARTICLE VI. INCORPORATOR

The name and address of the Incorporator to these Articles of Incorporation is:

| <u>NAME</u> | <u>ADDRESS</u> |
|-----------------------|---|
| Arnold M. Straus, Jr. | 10081 Pines Boulevard, Suite C Pembroke Pines, Florida 33024 |

ARTICLE VII. BOARD OF DIRECTORS

The names and addresses of the persons who constitute the Board of Directors, until the selection and qualification of their successors, are:

| | |
|-----------------------|---|
| Ronald L. Tomecek | 5901 S.W. 44 th Street Davie, Florida 33314 |
| Kimberly T. Johnson | 5901 S.W. 44 th Street Davie, Florida 33314 |
| Arnold M. Straus, Jr. | 10081 Pines Boulevard, Suite C Pembroke Pines, Florida 33024 |

The Directors of the Corporation shall be elected as provided in the By-Laws. Except for those Directors appointed by the Developer, pursuant to the Declaration, all other Directors must be Members of the Association to serve on the Board of Directors.

ARTICLE VII. DISSOLUTION

The Association may be dissolved pursuant to Florida Statutes, Chapters 718 and 617, only upon unanimous written consent by the Board of Directors and written consent by three quarters (3/4) of the Members. Upon dissolution of the Association, other than incident to a merger or consolidation, the assets of the Association shall be granted, conveyed and assigned to any corporation not-for-profit, association, trust, public agency or other organization provided that it is to be used for purposes similar to those for which this Association was created, and the Association shall be dissolved in accordance with law.

ARTICLE IX. AMENDMENTS

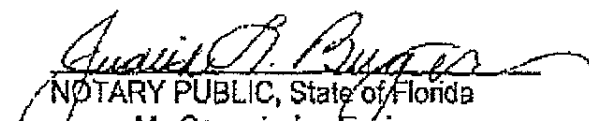
Amendments to these Articles of Incorporation shall require the approval of a minimum of two thirds (2/3) of the Board of Directors and shall be effective when a copy thereof has been filed with the Secretary of State of Florida and all filing fees have been paid. These Articles may not be amended in any manner which shall amend, modify or affect any terms and conditions, rights or obligations set forth in the Declaration.

IN WITNESS WHEREOF, for the purposes of forming this corporation under the Laws of the State of Florida, I, the undersigned, constituting the subscriber and incorporator of this Association, have executed these Articles of Incorporation for DANIA BEACH BUSIESS ADDRESS CONDOMINIUM ASSOCIATION, INC. on this 19 day of April, 2006.


ARNOLD M. STRAUS, JR., ESQ.

STATE OF FLORIDA)
 SS:
COUNTY OF BROWARD)

The foregoing instrument was acknowledged before me this 19 day of April, 2006, by Arnold M. Straus, Jr., who is personally known to me.


NOTARY PUBLIC, State of Florida
My Commission Expires:



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**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:

That **DANIA BEACH BUSINESS ADDRESS CONDOMINIUM ASSOCIATION, INC.** desiring to organize or qualify under the laws of the State of Florida with its principal office, as indicated in the Articles of Incorporation at 5901 S.W. 44th Street, Davie, Florida 33314, has named Arnold M. Straus, Jr., Esquire, located at 10081 Pines Boulevard, Suite C, Pembroke Pines, Florida 33024, County of Broward, State of Florida, as its agent to accept service of process within this State.

ACKNOWLEDGMENT

Having been named to accept service of process for the above stated corporation at place designated in this certificate, I hereby accept to act in this capacity, and I further agree to comply with the provisions of said Act relative to keeping open said office.



ARNOLD M. STRAUS, JR.
RESIDENT AGENT

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