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FLORIDA PROFIT/NON PROFIT CORPORATION
THE PALMS AT NEW YORK CONDOMINIUM ASSOCIATION, INC.

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STATE
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ARTICLES OF INCORPORATION

OF

**THE PALMS AT NEW YORK CONDOMINIUM ASSOCIATION, INC.,
A FLORIDA NOT FOR PROFIT CORPORATION**

The undersigned file these Articles of Incorporation in order to form a corporation under the laws of the State of Florida.

ARTICLE I

The name of this corporation shall be **THE PALMS AT NEW YORK CONDOMINIUM ASSOCIATION, INC.**, a Florida not for profit corp. The existence of this corporation shall commence upon the filing of these Articles of Incorporation and shall continue perpetually unless dissolved according to law.

ARTICLE II

The corporation is being organized to provide an entity to operate the condominium located in Miami-Dade County, and known as **THE PALMS AT NEW YORK CONDOMINIUM**. The specific purpose for which the corporation is organized shall be:

a-To maintain, operate and manage the aforementioned condominium, and to operate, lease, trade, sell, and otherwise deal with the personal and real property thereof.

b-To erect and maintain building(s) for the purpose above and to engage in any operation incidental to and essential to carry out the purposes above mentioned.

c-To make and collect assessments and other charges against members as unit owners and to use the proceeds thereof in the exercise of its powers and duties.

d-To acquire and receive by purchase, donation or otherwise, any property, real personal or mixed, and to hold, use and dispose of the same.

e-To borrow money and to issue evidence of indebtedness in furtherance of any and all of the objects of its business; and to secure loans by mortgage, pledge, deed of trust, or other lien.

f-To purchase insurance upon the condominium property and insurance for the protection of the Association, its Officers, Directors and members as Unit Owners.

g-To engage in any kind of activity, and to enter into, perform, and carry out contracts of any kind, necessary or in connection with, or incidental to the accomplishment of any one or more of the non-profit purposes of the corporation. This includes but shall not be limited to enforcing by legal means these Articles, By-Laws, and the Declaration of Condominium.

h-No part of the net earnings of the corporation shall inure to the benefit of, or be distributable to, any Director or Officer of the corporation or any member of the corporation or any private individual (except that reasonable compensation may be paid for services rendered to or for the corporation affecting one or more of its

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purposes), and no Director or Officer of the corporation, or any private individual shall be entitled to share in the distribution of any of the corporate assets on dissolution of the corporation. No substantial part of the activities of the corporation shall be carrying on propaganda, or otherwise attempting to influence legislation, and the corporation shall not participate in, or intervene (including the publication or distribution of statement) any political campaign on behalf of any candidate for public office.

i-To approve or disapprove the leasing, transfer, mortgaging, ownership and possession of units as may be provided by the Declaration of Condominium.

j-To make and amend reasonable rules and regulations for the maintenance, conservation and use of the condominium property and for the health, safety, comfort and welfare of the unit owners.

k-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.

l-The By-Laws may impose other conditions of membership from time to time.

ARTICLE III

The street address of the initial principal office and the name and address of its registered agent shall be as follows:

**Robert Rodriguez
267 Minorca Avenue
Coral Gables, FL 33134**

ARTICLE IV

The manner in which the Directors are elected or appointed is as stated in the By-Laws. The officers are elected or appointed as follows: The Board shall elect the President, the Vice President, the Secretary, the Treasurer, and any other Officers that the Board deems appropriate. Officers shall be elected annually. The initial board of directors of the corporation shall be composed of two persons and shall never be less than two. Initially the Board of Directors shall consist of two persons (2) whose name and addresses are as follows and who shall serve as Directors until the first election: The name and address of the corporation's director is as follows:

**Robert Rodriguez
267 Minorca Avenue
Coral Gables, FL 33134**

**Juan Anderaz
267 Minorca Avenue
Coral Gables, FL 33134**

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ARTICLE V

The name and address of the incorporator of this corporation is:

**Robert Rodriguez
267 Minorca Avenue
Coral Gables, Florida 33134**

ARTICLE VI

The corporation, by duly adopted action of the board of directors, may indemnify and insure its officers and directors to the extent now or hereafter, permitted by law.

ARTICLE VI

The officers of the corporation are as follows:

Robert Rodriguez, President and Treasurer

Juan Anderaz, Vice-President and Secretary

IN WITNESS WHEREOF, the undersigned, being the original incorporator of the above named corporation, for the purpose of forming a corporation to do business both within and without the State of Florida, pursuant to the laws of the State of Florida, does hereby execute and file these Articles, declares and certifies that the facts herein stated are true this 13 day of September, 2006.


Robert Rodriguez

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ACCEPTANCE OF APPOINTMENT OF REGISTERED AGENT

The undersigned hereby accepts the appointment of registered agent contained in the foregoing Articles of Incorporation.


Robert Rodriguez

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