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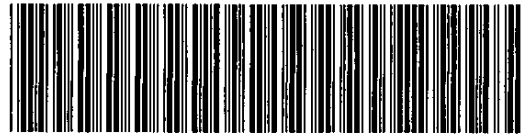
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SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

11/2/06

ARNALDO VÉLEZ, P.A.

ARNALDO VÉLEZ  
ATTORNEY AT LAW

35 ALMERIA AVENUE  
CORAL GABLES, FL 33134

TELEPHONE: (305) 461-9499  
TELECOPIER: (305) 461-9498  
E-MAIL: AVELEZ1235@AOL.COM

May 8, 2006

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

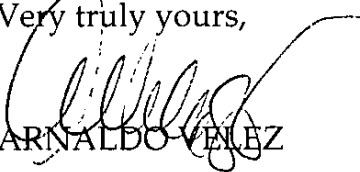
RE: River Pointe South Condominium Association, Inc.

Gentlemen:

Enclosed is our firm's check in the sum of \$70.00 representing the filing fee for the enclosed Articles of Incorporation of River Pointe South Condominium Association, Inc.

Please return a "filed" copy of the articles in the enclosed, self-addressed, stamped envelope provided for your convenience.

Very truly yours,



ARNALDO VÉLEZ

AV/gv  
Enclosures

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TALLAHASSEE, FLORIDA



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FLORIDA DEPARTMENT OF STATE 06 NOV -1 AM 11:20  
Division of Corporations

SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

August 14, 2006

ARNALDO VELEZ, ESQUIRE  
35 ALMERIA AVENUE  
CORAL GABLES, FL 33134

SUBJECT: RIVER POINTE SOUTH CONDOMINIUM ASSOCIATION, INC.  
Ref. Number: W06000021750

We have received your document for RIVER POINTE SOUTH CONDOMINIUM ASSOCIATION, INC. and your check(s) totaling \$70.00. However, the enclosed document has not been filed and is being returned for the following correction(s):

You failed to make the correction(s) requested in our previous letter.

Section 617.0202(d), Florida Statutes, requires the manner in which directors are elected or appointed be contained in the articles of incorporation or a statement that the method of election of directors is as stated in the bylaws.

Please return the original and one copy of your document, along with a copy of this letter, within 60 days or your filing will be considered abandoned.

If you have any questions concerning the filing of your document, please call (850) 245-6973.

Claretha Golden  
Document Specialist  
New Filing Section

Letter Number: 506A00050207



FLORIDA DEPARTMENT OF STATE  
Division of Corporations

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SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

May 10, 2006

ARNALDO VELEZ, ESQUIRE  
35 ALMERIA AVENUE  
CORAL GABLES, FL 33134

SUBJECT: RIVER POINTE SOUTH CONDOMINIUM ASSOCIATION, INC.  
Ref. Number: W06000021750

We have received your document for RIVER POINTE SOUTH CONDOMINIUM ASSOCIATION, INC. and your check(s) totaling \$70.00. However, the enclosed document has not been filed and is being returned for the following correction(s):

The purpose contained in your articles of incorporation should be more specific. Please correct your articles to reflect the specific purpose for which the corporation is being organized.

Section 617.0202(d), Florida Statutes, requires the manner in which directors are elected or appointed be contained in the articles of incorporation or a statement that the method of election of directors is as stated in the bylaws.

Please return the original and one copy of your document, along with a copy of this letter, within 60 days or your filing will be considered abandoned.

If you have any questions concerning the filing of your document, please call (850) 245-6973.

Claretha Golden  
Document Specialist  
New Filing Section

Letter Number: 906A00033147

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SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

**ARTICLES OF INCORPORATION  
OF  
RIVER POINTE SOUTH CONDOMINIUM ASSOCIATION, INC.**  
A Florida Nonprofit Corporation

**ARTICLE 1.  
NAME.**

The name of the Corporation is:

River Pointe South Condominium Association, Inc.

**ARTICLE 2.  
DURATION.**

The duration of the Corporation is perpetual.

**ARTICLE 3.  
PURPOSES.**

The purpose of the Corporation is as follows:

A. This Corporation is a not-for-profit corporation organized under Chapter 617, Florida Statutes. It is not organized for the private gain of any person. The specific purposes of this corporation are to become a condominium association that shall operate, maintain, keep and tend to River Pointe South, a Condominium, pursuant to the Declaration of Condominium.

B. To exercise all rights and powers conferred by the laws of the State of Florida upon nonprofit corporations.

C. Provided, however, that the Corporation shall not engage in any action which is not permitted to be carried on by nonprofit corporations under the Internal Revenue Code and no part of the net earnings of the Corporation shall inure to the benefit of or be distributable to its members, directors or officers; but the Corporation shall be authorized and empowered to pay reasonable compensation to these people for services rendered, and to make payments and distributions in furtherance of its stated purposes.

**ARTICLE 4.**

**MEMBERS.** The Corporation shall have Voting Members, who shall be elected (and may be removed) by the Voting Members, and who shall have all the rights and privileges of members of the Corporation. The Bylaws may provide for Nonvoting Members of one or more classes, who shall be admitted in such manner and who shall have such rights and privileges as are set forth in the Bylaws, but who shall not have the right to vote. The name and address of each initial Voting Member is as follows:

Name:	Address:
Carlos H. Moreno	7960 N.W. 156 Terrace Miami Lakes, FL 33016
Edgardo A. Insignares	7960 N.W. 156 Terrace Miami Lakes, FL 33016
Karine M. Grinke	7960 N.W. 156 Terrace Miami Lakes, FL 33016

ARTICLE 5.  
INITIAL REGISTERED AGENT AND OFFICE AND PRINCIPAL OFFICE. The initial registered agent and principal office is:

Carlos H. Moreno	7960 N.W. 156 Terrace Miami Lakes, FL 33016
------------------	--

ARTICLE 6.  
INITIAL BOARD OF DIRECTORS. The initial Board of Directors shall have 2 members who, pursuant to Article III, Section 2 of the By-laws, shall be elected by ballot and by a plurality of the votes cast. Voting for directors shall be noncumulative. The names and addresses of the initial Board of Directors are:

Name:	Address:
Carlos H. Moreno	7960 N.W. 156 Terrace Miami Lakes, FL 33016
Edgardo A. Insignares	7960 N.W. 156 Terrace Miami Lakes, FL 33016

The number of directors may be raised or lowered by amendment of the bylaws but shall in no case be less than three.

ARTICLE 7.  
OFFICERS. The officers of the Corporation shall consist of a President, Vice President, Secretary, and Treasurer. Other officers may be provided for in the Bylaws. Each Officer shall be elected by the Board of Directors (and may be removed by the Board of Directors) at such time and in such manner as may be prescribed by the Bylaws. The name and address of each initial Officer of the Corporation is as follows:

Title:	Name:	Address:
<i>President</i>	Carlos H. Moreno	7960 N.W. 156 Terrace Miami Lakes, FL 33016

Secretary

Edgardo A. Insignares

7960 N.W. 156 Terrace  
Miami Lakes, FL 33016

ARTICLE 8.

INCORPORATORS. The names and addresses of the incorporator of this corporation is:

Name:

Address:

Carlos H. Moreno

7960 N.W. 156 Terrace  
Miami Lakes, FL 33016

ARTICLE 9.

NONSTOCK BASIS. The Corporation is organized (and shall be operated on a nonstock basis within the meaning of the Florida Not For Profit Corporation Act, and shall not have the power to issue shares of any type or class of stock, but may issue membership certificates if so provided in the bylaws.

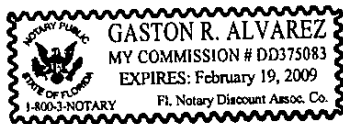
IN WITNESS WHEREOF, the undersigned have signed these Articles of Incorporation on this 20th day of April, 2006.

STATE OF FLORIDA )

COUNTY OF MIAMI-DADE )

  
CARLOS H. MORENO

The foregoing instrument was acknowledged before me this 20th day of April, 2006, by Carlos H. Moreno, who is personally known to me and did take an oath.



  
Notary Public, State of Florida  
My commission expires:

I accept designation as registered agent:

  
Carlos H. Moreno

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