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CAPITAL CONNECTION

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TALLAHASSEE, FLORIDA

## FLORIDA PROFIT/NON PROFIT CORPORATION

POINCIANA BEACH CONDOMINIUM ASSOCIATION, INC.

|                       |         |
|-----------------------|---------|
| Certificate of Status | 1       |
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**ARTICLES OF INCORPORATION  
OF**

SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

**POINCIANA BEACH CONDOMINIUM ASSOCIATION, INC.  
a Florida Not for Profit Corporation**

The undersigned incorporator hereby makes, subscribes, acknowledges and files these Articles of Incorporation for purposes of forming a corporation not for profit under the laws of the State of Florida.

**ARTICLE I  
NAME AND ADDRESS OF THE CORPORATION**

The name of the Corporation shall be POINCIANA BEACH CONDOMINIUM ASSOCIATION, INC. (the "Association"). The initial address of the Corporation shall be 3900 Douglas Road, Miami, FL 33133.

**ARTICLE II  
DEFINITION AND PURPOSE**

The Association is organized for purposes of providing an entity under the Florida Condominium Act (the "Act") for the operation and administration of a condominium located in Miami-Dade County, Florida, to be known as Poinciana Beach, under the Declaration of Condominium (the "Declaration").

The Declaration has been or shall be executed by a party referred to as the "Developer".

The Association shall make no distribution of income to its directors, officers or members.

**ARTICLE III  
MEMBERS**

The qualification of members and the manner of their admission shall be regulated by the By-laws of the Association. In accordance therewith, all records owners of title to the units in the Condominium shall be members of the Association upon assignment by the Developer of its rights in this Association to them. Upon the sale and conveyance of a unit, the recordation of a deed or other instrument

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establishing a record title to a unit, and delivery of a copy of the recorded instrument to the Association, the membership of the prior owner shall be terminated, and the new owner designated by such instrument shall thus become a member. The share of any member in the Association may not be assigned, hypothecated or transferred in any manner except as an appurtenant to the unit owned. Each unit owner shall be entitled to one vote for each unit owned. A unit owned by more than one owner shall only be entitled to one vote. Voting rights shall be governed and determined by the By-laws of the Association.

#### ARTICLE IV INITIAL BOARD OF DIRECTORS

The initial Board of Directors shall consist of three persons. Thereafter the Board shall consist of an odd number of Directors that the Board may decide. Except for directors appointed by the Developer, the Directors shall be members of the Association. The election and appointment of all Directors shall be made in accordance with the By-laws of the Association. The names and addresses of the initial Board of Directors, who shall hold office are as follows:

| Name:              | Address:                             |
|--------------------|--------------------------------------|
| Rosy Cancela       | 3900 Douglas Road<br>Miami, FL 33133 |
| Alma Hernandez     | 3900 Douglas Road<br>Miami, FL 33133 |
| Carmen C. Ferreira | 6262 Bird Rd. #2C<br>Miami, FL 33155 |

#### ARTICLE V OFFICERS

The Officers of the Association shall be elected in accordance with and in the manner prescribed in the By-laws of the Association. The names of the initial Officers of the Corporation are as follows:

Rosy Cancela, President/Secretary/Treasurer  
Alma Hernandez, Vice-president

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**ARTICLE VI  
INCORPORATOR**

The name and street address of the incorporator of the Corporation is as follows:

Rosy Cancela  
3900 Douglas Road  
Miami, FL 33133

**ARTICLE VII  
ADDRESS OF REGISTERED OFFICE AND REGISTERED AGENT**

The street address of the initial registered office of the Corporation in the State of Florida shall be 3900 Douglas Road, Miami, FL 33133. The name of the initial registered agent of the Corporation at the above address shall be Rosy Cancela.

IN WITNESS WHEREOF, the above-named incorporator signed these Articles of Incorporation this 13 day of November, 2006.

By:   
Rosy Cancela

Incorporator

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**DESIGNATION AND ACCEPTANCE  
REGISTERED AGENT AND REGISTERED OFFICE**

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SECRETARY OF STATE  
TALLAHASSEE, FLORIDA


In compliance with Florida

Statutes Sections 48.091 and 607, Poinciana Beach Condominium Association, Inc., having filed its Articles of Incorporation contemporaneously herewith, with its registered offices as designated as 3900 Douglas Road, Miami, FL 33155, has designated Rosy Cancela located thereat as its initial Registered Agent, to accept service of process within this state.

  
Rosy Cancela

Incorporator

Having been named Registered Agent for the above-stated corporation, at the designated Registered Office, the undersigned hereby acknowledges that she is familiar with the obligations of such position and accepts said appointment and agrees to comply with the laws of the State of Florida, applicable thereto.

  
Rosy Cancela

Registered Agent

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