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11/06/06--01021--012 **78.75

FILED
2006 DEC 28 AM 8:26
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

2006-11-28

T. Hampton JAN 02 2006

Norm D. Fugate, P.A.

Attorney at Law

Board Certified in City, County, and Local Government Law
Board Certified in Real Estate Law

248 N. W. Main Street
Post Office Box 98
Williston, Florida 32696
(352) 528-0019
(352) 528-4919 Fax

November 3, 2006

Department of State
Division of Corporations
Corporate Filings
P.O. Box 6327
Tallahassee, FL 3231

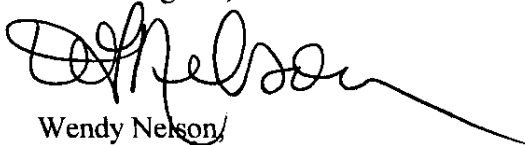
RE: Aventura Estates Property Owner's Association

Dear Sir or Madam:

Please find enclosed the Articles of Incorporation for the above referenced association as well as a check for \$78.75. It is my understanding this amount will pay for the filing fees, registered agent designation and a certified copy. Please return the copy in the self-addressed, stamped envelope I have provided herein.

Should you have any questions or concerns please feel free to contact this office.

Kindest regards,



Wendy Nelson/
Paralegal

/wn
Enclosures

Norm D. Fugate, P.A.

Attorney at Law

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December 28, 2006

Department of State
Division of Corporations
Corporate Filings
ATTN: Tammy Hampton
Post Office Box 6327
Tallahassee, FL 3231

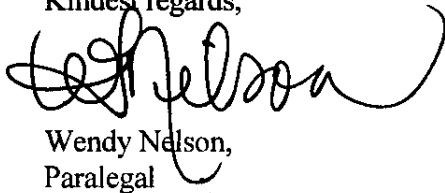
RE: Aventura Estates Property Owner's Association
Reference Number W06000048824

Dear Mrs. Hampton:

Per your letter dated December 19, 2006 (copy enclosed for ease of reference), I am enclosing a corrected version of the Articles of Incorporation previously submitted. I believe this will complete our submission process as I have included a line showing the corporation's principal address to be the same as that of the registered agent. I certainly hope this will suffice for completing the process began in October. Thank you for your patience.

Should you have any questions or concerns please feel free to contact this office.

Kindest regards,



Wendy Nelson,
Paralegal

/wn
Enclosures

Norm D. Fugate, P.A.

Attorney at Law

Board Certified in City, County, and Local Government Law

Board Certified in Real Estate Law

248 N. W. Main Street
Post Office Box 98
Williston, Florida 32696
(352) 528-0019
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December 18, 2006

Department of State
Division of Corporations
Corporate Filings
ATTN: Tammy Hampton
Post Office Box 6327
Tallahassee, FL 3231

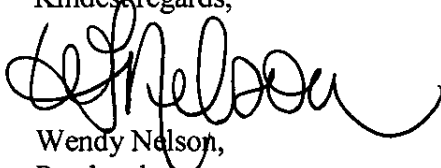
RE: Aventura Estates Property Owner's Association
Reference Number W06000048824

Dear Mrs. Hampton:

Per your letter dated November 7, 2006 (copy enclosed for ease of reference), I am enclosing a corrected version of the Articles of Incorporation previously submitted. I believe this will complete our submission process.

Should you have any questions or concerns please feel free to contact this office.

Kindest regards,



Wendy Nelson,
Paralegal

/wn
Enclosures



FLORIDA DEPARTMENT OF STATE
Division of Corporations

December 19, 2006

WENDY NELSON, PARALEGAL
NORM D FUGATE, PA
P O BOX 98
WILLISTON, FL 32696

SUBJECT: AVENTURA ESTATES, INC. PROPERTY OWNER'S ASSOCIATION
Ref. Number: W06000048824

RECEIVED
06 DEC 28 AM 7:50
DEPARTMENT OF STATE
DIVISION OF CORPORATIONS
TALLAHASSEE, FLORIDA

We have received your document for AVENTURA ESTATES, INC. PROPERTY OWNER'S ASSOCIATION and your check(s) totaling \$78.75. 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.

You must list the corporation's principal street address and/or a mailing address in the document. A post office box is not acceptable for the principal address.

An effective date may be added to the Articles of Incorporation if a 2007 date is needed, otherwise the date of receipt will be the file date. A separate article must be added to the Articles of Incorporation for the effective date.

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) 245-6855.

Tammy Hampton
Document Specialist
New Filing Section

Letter Number: 806A00071770



FLORIDA DEPARTMENT OF STATE
Division of Corporations

RECEIVED

06 DEC 19 AM 11: 28

DEPARTMENT OF STATE
DIVISION OF CORPORATIONS
TALLAHASSEE, FLORIDA

November 7, 2006

WENDY NELSON, PARALEGAL
NORM D FUGATE, PA
P O BOX 98
WILLISTON, FL 32696

SUBJECT: AVENTURA ESTATES PROPERTY OWNER'S ASSOCIATION
Ref. Number: W06000048824

We have received your document for AVENTURA ESTATES PROPERTY OWNER'S ASSOCIATION and your check(s) totaling \$78.75. However, the enclosed document has not been filed and is being returned for the following correction(s):

The name of the corporation must contain a corporate suffix. This suffix may be: CORPORATION, CORP., INCORPORATED, or INC. Sections 617.0401(1)(a) and 617.1506(1), Florida Statutes, prohibits the use of the word COMPANY or CO. in the name of a non-profit corporation.

You must list the corporation's principal street address and/or a mailing address in the document. A post office box is not acceptable for the principal address.

The registered agent must sign accepting the designation:

An effective date may be added to the Articles of Incorporation if a 2007 date is needed, otherwise the date of receipt will be the file date. A separate article must be added to the Articles of Incorporation for the effective date.

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) 245-6855.

Tammy Hampton
Document Specialist
New Filing Section

Letter Number: 006A00065670

FILED

Articles of Incorporation

2006 DEC 28 AM 8: 26

of

SECRETARY OF STATE
TALLAHASSEE, FLORIDA

Aventura Estates, Inc. Property Owner's Association
A Nonprofit Corporation

We, the undersigned natural persons of legal age, at least two of whom are citizens of the State of Florida, acting as incorporators of a corporation under Chapter 617 of the Florida Statutes, hereby adopt the following articles of incorporation:

Article I

The name of the corporation is Aventura Estates, Inc. Property Owner's Association (hereinafter the "association").

Article II

The association is a nonprofit corporation.

Article III

The period of its duration is perpetual.

Article IV

The association is formed for the primary purpose of providing for the maintenance, preservation, and architectural control of the residence lots and common area within a certain subdivided tract of real property described as Aventura Estates Subdivision, as recorded in the public records of Levy County, Florida, and to promote the health, safety, and welfare of the residents within the subdivision and such additions thereto as may hereafter be brought within the jurisdiction of the association for such purpose.

In furtherance of such purposes, the association will have the power to:

(a) Perform all of the duties and obligations of the association as set forth in a certain Declaration of Covenants, Conditions, and Restrictions (the "Declaration") applicable to the subdivision and to be recorded in the public records of Levy County, Florida;

(b) Affix, levy, and collect all charges and assessments pursuant to the terms of the Declaration, and enforce payment thereof by any lawful means; and pay all expenses in connection therewith, and all office and other expenses incident to the conduct of the business of the association, including all licenses, taxes, or governmental charges levied or imposed on the property of the association;

(c) Acquire (by gift, purchase, or otherwise), own, hold, improve, build on, operate, maintain, convey, sell, lease, transfer, dedicate to public use, or otherwise dispose of real and personal property in connection with the affairs of the association;

(d) Borrow money and, as set forth in the Declaration, mortgage, pledge, convey by deed of trust, or hypothecate any or all of its real or personal property as security for money borrowed or debts incurred;

(e) Dedicate, sell, or transfer all or any part of the common areas to any municipality, public agency, authority, or utility for such purposes and subject to such conditions as may be set forth in the Declaration;

(f) Participate in mergers and consolidations with other nonprofit corporations organized for the same purposes, or annex additional residential property and common areas;

(g) Have and exercise all powers, rights and privileges that a corporation organized under Chapter 617 of the Florida Statutes by law may now or hereafter have or exercise.

(h) Sue and be sued.

(i) Operate and maintain the surface water management system facilities, including all inlets, ditches, swales, culverts, water control structures, retention and detention areas, ponds, lakes, floodplain compensation areas, wetlands and any associated buffer areas, and wetland mitigation areas.

(j) Contract for services to provide for operation and maintenance of the surface water management system facilities if the association contemplates employing a maintenance company.

(k) Exist in perpetuity; however, if the association is dissolved, the control or right of access to the property containing the surface water management system facilities shall be conveyed or dedicated to an appropriate governmental unit or public utility and that if not accepted, then the surface water management system facilities shall be conveyed to a non-profit corporation similar to the association.

The association is organized and will be operated exclusively for the above purposes. The activities of the association will be financed by assessments on members as provided in the Declaration, and no part of any net earnings will inure to the benefit of any member.

Article V

The street address of the initial registered office of the association is 3600 Mystic Point Drive, Unit 613, Miami, Florida 33180, and the name of its initial registered agent at that address is Eric Bouskila.

Article VI

Every person or entity who/which is a record owner of a fee or undivided fee interest in any lot which is subject by covenants of record to assessments by the association, including contract sellers, but excluding persons holding title merely as security for performance of an obligation, will be a member of the association. Membership will be appurtenant to and may not be separated from ownership of a lot which is subject to assessment by the association.

Article VII

The board of directors shall be selected as provided in the association bylaws.

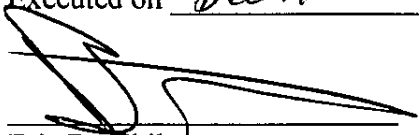
Article VIII

On dissolution, the assets of the association will be distributed to an appropriate public agency to be used for purposes similar to those for which the association was created. In the event such distribution is refused acceptance, such assets will be granted, conveyed, and assigned to any nonprofit corporation, association, trust, or other organization organized and operated for such similar purposes.

Article X

The name and street address of the incorporator is Eric Bouskila, 3600 Mystic Point Drive, Unit 613, Miami, Florida 33180. This address shall also serve as the corporation's principal street address and/or a mailing address.

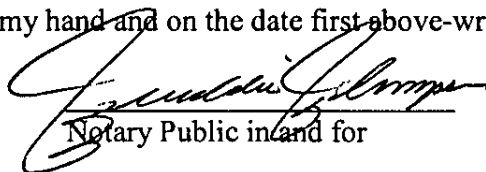
Executed on Dec 11/06, 2006.


Eric Bouskila

State of Florida
County of Levy

I, Freddie Thompson, a notary public, certify that on 12/11/08 Eric Bouskila, being first duly sworn, personally appeared before me and declared that they are the persons who signed the foregoing document as incorporators, and that the statements contained therein are true.

In witness, I have set my hand and on the date first above-written.

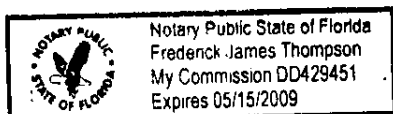

Notary Public in and for

Dade County, Florida

My commission expires:

5/15/2009

[Notarial seal]



ACCEPTANCE OF REGISTERED AGENT

Having been named to accept service of process for Aventura Estates, Inc. at the place designated in the articles of incorporation, the undersigned is familiar with and accepts the obligations of that position pursuant to F.S. 607.0501.


Eric ~~xxxxxx~~ Bouskila
Registered Agent

12/11/08
Date

