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### FLORIDA PROFIT/NON PROFIT CORPORATION

### MIRAMAR TOWN CENTER BLOCK 4B GARAGE

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January 18, 2007

FLORIDA DEPARTMENT OF STATE  
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SUBJECT: MIRAMAR TOWN CENTER BLOCK 4B GARAGE CONDOMINIUM ASSOCIATION, INC.  
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We received your electronically transmitted document. However, the document has not been filed. Please make the following corrections and refax the complete document, including the electronic filing cover sheet.

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.

Section 607.0120(6)(b), or 617.0120(6)(b), Florida Statutes, requires that articles of incorporation be executed by an incorporator.

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ARTICLES OF INCORPORATION  
OF  
MIRAMAR TOWN CENTER BLOCK 4B GARAGE  
CONDOMINIUM ASSOCIATION, INC.  
(A CORPORATION NOT FOR PROFIT)

Miramar Town Center Block 4B Garage Condominium  
Articles of Incorporation

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ARTICLES OF INCORPORATION  
FOR  
MIRAMAR TOWN CENTER BLOCK 4B GARAGE CONDOMINIUM  
ASSOCIATION, INC.

The undersigned, for the purpose of forming a corporation not for profit pursuant to the laws of the State of Florida, does hereby adopt the following Articles of Incorporation (these "Articles").

1. Name. The name of the corporation shall be Miramar Town Center Block 4B Garage Condominium Association, Inc. (the "Association").
2. Principal Office. The principal office of the Association is 1441 Brickell Avenue, Suite 1011, Miami, Florida 33131.
3. Registered Office - Registered Agent. The street address of the Registered Office of the Association is c/o Duane Morris, LLP; 200 South Biscayne Boulevard; Suite 3400; Miami, Florida 33131. The name of the Registered Agent of the Association is:

JEFFREY R. MARGOLIS, P.A.

4. Definitions. A declaration entitled Declaration of Condominium for Miramar Town Center Block 4B Garage Condominium (the "Declaration") will be recorded in the Public Records of Broward County, Florida, and shall govern all of the operations of a condominium to be known as Miramar Town Center Block 4B Garage Condominium (the "Condominium"). All initially capitalized terms not defined herein shall have the meanings set forth in the Declaration.

5. Purpose. The purpose for which the Association is organized is to provide an entity pursuant to the Florida Condominium Act (the "Act") for the operation of the Condominium to be developed on property located in Broward County, Florida. The Association is organized to provide a means of administering the Condominium. The Unit Owners of the Condominium shall automatically be members ("Members") of the Association.

6. Powers and Duties. The powers of the Association shall include and be governed by the following:

6.1 General. The Association shall have all of the common law and statutory powers of a corporation not for profit under the laws of Florida that are not in conflict with the provisions of these Articles, the Declaration, the By-Laws or the Act.

6.2 Enumeration. Without limiting the foregoing, the Association shall have all of the powers and duties reasonably necessary to operate the Condominium pursuant to the Declaration and as more particularly described in the By-Laws including, but not limited to, the following:

6.2.1 Assessments and Special Assessments. To make and collect Assessments, Special Assessments and other charges from Unit Owners and Wrap Association as provided in the Declaration, and to use the proceeds thereof in the exercise of its powers and duties.

6.2.2 Real and Personal Property. To buy, own, operate, lease, sell, trade and mortgage both real and personal property as may be necessary or convenient in the administration of the Condominium, and to maintain, repair, replace, reconstruct, add to and operate any Condominium Property, and other property acquired or leased by the Association for use by Unit Owners in the Condominium.

6.2.3 Insurance. To purchase insurance upon any Condominium Property and insurance for the protection of the Association, its officers, directors and Unit Owners of the Condominium. The Association shall have the power to purchase and maintain insurance on behalf of any person who is or was a director, officer, employee or agent of another corporation, partnership, joint venture, trust or other enterprise, against any liability asserted against him and incurred by him in any such capacity, or arising out of his status as such, whether or not the

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Association would have the power to indemnify him against such liability under the provisions of Article 12.

**6.2.4 Rules and Regulations.** To make and amend reasonable rules and regulations (the "**Rules and Regulations**") for the maintenance, conservation and use of any Condominium Property and for the health, comfort, safety and welfare of the Unit Owners in the Condominium.

**6.2.5 Enforcement.** To enforce by legal means the provisions of the Act, the Declaration, these Articles, the By-Laws, and the Rules and Regulations.

**6.2.6 Management and Employees.** To employ personnel, retain independent contractors, managers, and professional personnel; enter into any supply or service contracts; and contract for the management of the Condominium and, in connection therewith, to delegate powers and duties of the Association to the extent and in the manner permitted by the Declaration, the By-Laws, and the Act.

## 7. Unit Owners and Membership.

**7.1 Membership.** The Members of the Association shall consist of all of the record owners of Units in the Condominium from time to time.

**7.2 Assignment.** The share of a Unit Owner in the funds and assets of the Association cannot be assigned, hypothecated or transferred in any manner except as an appurtenance to the Unit for which that share is held. The funds and assets of the Association shall be expended, held or used only for the benefit of the Unit Owners and for the purposes authorized herein, in the Declaration, and in the By-Laws.

**7.3 Voting.** On all matters upon which the Unit Owners shall be entitled to vote, there shall be one (1) vote for each Commercial Space (including Commercial Spaces which are Handicapped Spaces), and one (1) vote for each Residential Space (including Residential Spaces which are Handicapped Spaces), which vote(s) shall be exercised or cast in the manner provided by the By-Laws. Any person or entity owning more than one (1) Commercial Space shall be entitled to one (1) vote for each Commercial Space owned. Any person owning more than one (1) Residential Space shall be entitled to one (1) vote for each Residential Space owned.

**7.4 Prior to Recordation of Declaration.** Until such time as the real property comprising the Condominium, and the improvements now and/or to be constructed thereon, are submitted to the condominium form of ownership by recordation of the Declaration in the Public Records of Broward County, Florida, the membership of the Association (the "**Membership**") shall be comprised of the Directors of the Association, each of whom shall be entitled to cast a vote on all matters upon which the Membership would be entitled to vote.

**8. Term of Existence.** The Association shall have perpetual existence.

## 9. Directors.

**9.1 Number and Qualification.** The property, business and affairs of the Association shall be managed by a Board of Directors (the "**Board**") consisting initially of three (3) directors, but subject to change as provided by the By-Laws. Directors appointed or designated by the Developer need not be Unit Owners of the Association or occupants of Units in the Condominium. All other directors must be Unit Owners or a lawful representative of a corporate Unit Owner.

**9.2 Duties and Powers.** All of the duties and powers of the Association existing under the Act, the Declaration, these Articles, and the By-Laws shall be exercised exclusively by the Board, its agents, contractors and/or employees, subject only to approval by Unit Owners when such approval is specifically required by the Declaration or the Act.

**9.3 Election, Appointment, Removal.** Directors shall be appointed, elected, and removed as provided in the By-Laws.

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9.4 Current Directors. The names and addresses of the members of the current Board of Directors who shall hold office until their successors are appointed and/or elected, are as follows:

<u>NAME:</u>	<u>ADDRESS:</u>
Edgar Jones	c/o Rockefeller Group 1441 Brickell Avenue Suite 1011 Miami, Florida 33131
Norman Brody	c/o Kimco Realty 1111 Burlington Avenue Suite 113 Lisle, IL 60532
Lauren Kahn	c/o Lowell Homes 80 SW 8th Street Suite 1870 Miami, Florida 33130

10. Officers. The affairs of the Association shall be administered by the officers holding the offices designated in the By-Laws. The officers shall be elected by the Board and shall serve at the pleasure of the Board. The names and addresses of the current officers who shall serve until their successors are designated by the Board are as follows:

<u>PRESIDENT:</u>	Edgar Jones c/o Rockefeller Group 1441 Brickell Avenue Suite 1011 Miami, Florida 33131
<u>VICE PRESIDENT:</u>	Norman Brody c/o Kimco Realty 1111 Burlington Avenue Suite 113 Lisle, Illinois 60532
<u>SECRETARY/TREASURER:</u>	Lauren Kahn c/o Lowell Homes 80 S.W. 8th Street Miami, Florida 33130

11. Incorporator. The name and address of the Incorporator is as follows:

Jeffrey R. Margolis, Esq.  
Jeffrey R. Margolis, P.A.  
Duane Morris LLP  
200 South Biscayne Boulevard, Suite 3400  
Miami, Florida 33131

12. Indemnification. The Association shall and does hereby indemnify and hold harmless every director and every officer, their heirs, executors and administrators, against all loss, cost and expenses reasonably incurred in connection with any action, suit or proceeding to which such director or officer may be made a party by reason of being or having been a director or officer of the Association, including reasonable attorneys' fees and paraprofessional fees, pre-trial and at all levels of proceedings, including appeals. This indemnification shall not apply to matters wherein the director or officer shall be finally adjudged in such action, suit or proceeding to be liable for or guilty of gross negligence or willful misconduct. The foregoing rights shall be

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Articles of Incorporation

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in addition to, and not exclusive of, all other rights to which such director or officers may be entitled.

13. By-Laws. The first By-Laws of the Association shall be adopted by the Board and may be altered, amended or rescinded by the Board, Unit Owners, and/or the Developer as provided in the By-Laws.

14. Amendments. Amendments to these Articles shall be proposed and adopted in the following manner:

14.1 Notice. Notice of the subject matter of a proposed amendment shall be included in the notice of any meeting at which the proposed amendment is to be considered.

14.2 Proposal. A resolution for the adoption of a proposed amendment may be proposed either by a majority of the Board or Unit Owners holding one-third (1/3) of the voting interests in the Association.

14.3 Approval. An amendment shall be approved once it is approved:

14.3.1 by Unit Owners holding a majority of the voting interests in the Association present in person or by proxy at a Members meeting at which a quorum thereof has been attained and by not less than sixty-six and two-thirds percent (66-2/3%) of the entire Board; or

14.3.2 by Unit Owners holding eighty percent (80%) of the voting interests in the Association present in person or by proxy at a Members meeting at which a quorum has been attained; or

14.3.3 prior to the date upon which Unit Owners other than Developer control the Board, by not less than one hundred percent (100%) of the entire Board.

14.4 Attendance Not Required. Directors not present in person at the meeting considering the amendment may express their agreement or disagreement in writing, provided that the same is delivered to the Secretary at or prior to the meeting. Such agreement or disagreement may not be used as a vote for or against the action taken and may not be used as a vote for the purpose of creating a quorum.

14.5 Limitation. Notwithstanding the foregoing, no amendment shall be made that is in conflict with the Act, the Declaration, or the By-Laws, nor shall any amendment make any changes which would in any way affect any of the rights, privileges, powers, or options herein provided in favor of or reserved to the Developer herein or in the Declaration unless the Developer shall join in the execution of the amendment.

14.6 Recording. A copy of each amendment shall be filed with the Secretary of State pursuant to the provisions of applicable Florida law, and a copy certified by the Secretary of State shall be recorded in the Public Records of Broward County, Florida.



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14.7 Developer. Prior to and including the Turnover Date, the Developer may amend these Articles consistent with the provisions of the Declaration allowing certain amendments to be effected by the Developer alone. This paragraph may not be amended.

For the purpose of forming this association under the Laws of the State of Florida, the undersigned, being the Incorporator of this Association, has executed these Articles of Incorporation to be effective as of the 16 day of Jan, 2007.

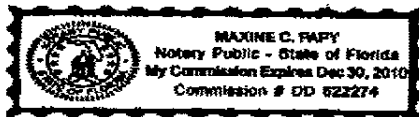
  
JEFFREY R. MARGOLIS, as President of  
Jeffrey R. Margolis, P.A.

STATE OF FLORIDA                    )  
  ) SS.:  
COUNTY OF MIAMI-DADE         )

The foregoing instrument was acknowledged before me this 16 day of January, 2007 by JEFFREY R. MARGOLIS as President of Jeffrey R. Margolis, P.A., who is personally known to me ~~or who presented~~ no identification on behalf of the corporation.

My commission expires:

  
NOTARY PUBLIC, State of Florida at Large  
Print name: MAXINE C. PAPP



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## ACCEPTANCE BY REGISTERED AGENT

The undersigned, having been named to accept service of process for the above-stated corporation at the place designated in this certificate, hereby agrees to act in this capacity, is familiar with, and accepts, the obligations of this position and further agrees to comply with the provisions of all statutes relative to the proper and complete performance of my duties.

Dated this 16 day of Jan, 2006.

JEFFREY R. MARGOLIS, P.A.

By. 

Jeffrey R. Margolis  
President

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