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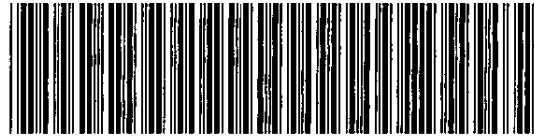
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FILED
07 DEC 17 AM 10:48
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

NO7-58875

COVER LETTER

send
to

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

SUBJECT: Townhomes of Victoria Park
(PROPOSED CORPORATE NAME - MUST INCLUDE SUFFIX) Association, Inc.

Enclosed is an original and one(1) copy of the Articles of Incorporation and a check for :

☐ \$70.00
Filing Fee

☐ \$78.75
Filing Fee &
Certificate of
Status

☐ \$78.75
Filing Fee
& Certified Copy

☒ \$87.50
Filing Fee,
Certified Copy
& Certificate

ADDITIONAL COPY REQUIRED

FROM: E2D Development
Name (Printed or typed)

6330 Manor Lane #201
Address

Miami, FL 33143
City, State & Zip

305 - 502-6235
Daytime Telephone number

NOTE: Please provide the original and one copy of the articles.



RECEIVED

07 DEC 17 AM 8:00

DIVISION OF CORPORATIONS

FLORIDA DEPARTMENT OF STATE
Division of Corporations

December 4, 2007

E & D DEVELOPMENT
6330 MANOR LANE
#201
MIAMI, FL 33143

SUBJECT: TOWNHOMES OF VICTORIA PARK ASSOCIATION, INC.
Ref. Number: W07000058875

We have received your document for TOWNHOMES OF VICTORIA PARK ASSOCIATION, INC. and your check(s) totaling \$87.50. However, the enclosed document has not been filed and is being returned for the following correction(s):

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 2008 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 corrected 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) 245-6879.

Ruby Dunlap
Regulatory Specialist II
New Filing Section

Letter Number: 107A00068453

Division of Corporations - P.O. BOX 6327 -Tallahassee, Florida 32314

FILED

**ARTICLES OF INCORPORATION
OF
TOWNHOMES OF VICTORIA PARK ASSOCIATION, INC.
A NOT FOR PROFIT CORPORATION**

07 DEC 17 AM 10:48

SECRETARY OF STATE
TALLAHASSEE, FLORIDA

The undersigned subscribers file these Articles of Incorporation to form a corporation not for profit under the laws of the State of Florida and certify as follows:

ARTICLE I

NAME

The name of the corporation shall be TOWNHOMES OF VICTORIA PARK ASSOCIATION, INC. (the Home Owner's "Association").

ARTICLE II

The principal place of business and mailing address of the corporation is:
6330 Manor Lane, Suite 201
Miami, Florida 33143

ARTICLE III

DEFINITIONS

As used herein the following words and phrases shall have the definition set forth below:

A. "Association" shall mean and refer to Townhomes of Victoria Park Association, Inc. its successors and assigns.

B. "Declarant" shall mean and refer to E&D Development, Inc. its successors and assigns or any successor or assign to all or substantiality all of its interest in the property.

C. "Declaration" shall mean and refer to the Declaration of Covenants of TOWNHOMES OF VICTORIA PARK and any amendments thereafter made in accordance with the provisions thereof filed in the Public Records of Broward County Florida.

D. "Definitions of Words", with initial capital letters, which are also defined in the Declarations, shall have the same meaning herein as used and defined in the Declarations, except as such words or definitions may be modified in this Article II.

E. "Unit Owner" shall mean and refer to the record title Owner of the Unit.

F. "Property" means all of the Property Described on attached Exhibit "A".

G. "Unit" shall mean and refer to any Unit numbered 1 through 6 delineated and numbered on the Plot Plan, Survey and Graphic Description. The word "Units" shall mean all of the aforesaid Units shown on the Plot Plan, Survey and Graphic Description. , Attached hereto as "Exhibit "1".

H. "Unit Owner" shall mean and refer to the record titleholder of any Unit.

I. "Plat" shall mean and refer to the Plat of LAKE RIDGE containing the Property as recorded in Plat Book 24, Page 27, of the Public Records of Broward County, Florida; AND the Plat of PROGRESSO containing the Property as recorded in Plat Book 2, Page 18, of the Public Records of Miami Dade, County, Florida.

J. "Property" shall mean and refer to all of the property delineated and described on the Plat and Legal Description, Attached hereto as Exhibit "A" except dedicated roads shown thereon, Florida Power and Light Parcels, and the Utility Parcels.

ARTICLE IV

PURPOSES AND POWERS

A. The purposes for which the Association is organized are:

1. To promote the health, safety, and welfare of Unit Owners in the Property.
2. To provide an entity to perform the duties and obligations as provided for in the Declaration on behalf of the Members.

B. Except as limited by these Articles of Incorporation and the Bylaws of the Corporation, the Association shall have all the powers granted by Florida Law as set forth in Florida Statute 617.0320 and Florida Statute 718, as applicable, and those powers reasonably necessary to perform all the acts required to be performed by the Association under the Declaration, including but not limited to the following:

1. Own and Convey Property: The association has the power to acquire title to Property or otherwise hold, convey, lease, and mortgage association property or common property for the use and benefit of its members. The power to acquire personal property shall be exercised by the board of administration. Except as otherwise permitted in subsections (8) and (9) and in Fla. Statute s. 718.114, the association may acquire, convey, lease, or mortgage association real property except in the manner provided in the declaration, and if the Declaration of Covenants does not specify the procedure, then approval of 75 percent of the total voting interests shall be required.
2. Subject to the provisions of Florida Statute s. 718.112(2)(m), the association, through its board, has the limited power to convey a portion of the common elements to a condemning authority for the purposes of providing utility easements, right-of-way expansion, or other public purposes, whether negotiated or as a result of eminent domain proceedings.
3. The association has the power to operate and maintain common property, specifically the surface water management (SWM) as permitted by the South Florida Water Management District, including all lakes, retention areas, culverts and related appurtenances. The Association and its Registered Agent shall be required to maintain copies of all permitting actions and future permitting actions for the benefit of the Association.

4. To make and collect assessments against Unit Owners pursuant to the Declarations to defray the cost and expenses in carrying out the duties to be performed by the Association under the Declarations.
 5. . To use the proceeds of assessments in the exercise of its powers and duties.
 6. The maintenance, repair, replacement, and making additions to the Common areas and to the privacy wall in the Wall Easement.
 7. The purchase of liability insurance for the protection of the Association and its members, policies of insurance for directors and officers insuring them against personal liability arising out of the performance of their duties, and such other insurance as may be deemed necessary in the opinion of the board of Directors of the Association.
 8. To make reasonable rules and regulations with respect to the use and enjoyment of the Property.
 9. To take all necessary action to properly enforce provisions of the Declarations and to commence and maintain actions to restrain and enjoin any breach, or threatened breach, of any provisions of the Declarations.
 10. To contract for services to provide for the operation and maintenance services. To delegate to a manager, contracted for such purposes, all of the duties of the Association except where the Board of Directors of the Association are required by the Declarations, the Articles of Incorporation, or the Bylaws to approve any action. To employ personnel to perform the services required to carry out the duties of the Association.
 11. The association may contract, sue, or be sued with respect to the exercise or non-exercise of its powers. For these purposes, the powers of the association include, but are not limited to, the maintenance, management, and operation of the Association property. The association may institute, maintain, settle, or appeal actions or hearings in its name on behalf of all unit owners concerning matters of common interest to most or all unit owners.
- C. No power stated above shall be exercised by the Association to allow its net earnings to inure to the benefit of any Member or Unit Owner as such limitation is now and here after interpreted under Internal Revenue Code Section 528 and the Regulations promulgated thereunder.

ARTICLE V

MEMBERSHIP AND VOTING RIGHTS

All owners of units shall be shareholders or members of the association.

A. Classes. The Association shall have two (2) classes of Members:

1. Class A Membership: Class A Members shall be those record Owners of fee simple title to a Unit who received such title from Declarant or who obtained fee simple title from another Unit Owner.

2. Class B Membership: Class B Members shall be the Declarant. The Class B Membership of the Declarant shall cease and be converted to Class A Membership on the happening of either of the following events whichever occurs earlier:

- a. On the date the Declarant sells its last Unit on the Property, or
- b. At the time Declarant shall have waived in writing, in recordable form, its right to Class B Membership.

B. Votes. Class A Members shall be entitled to one (i) vote for each Unit owned by such Member. Until Class B Membership terminates the Class B Members shall be entitled to cast two (2) votes for each vote of a Class A Member of the Association. Therefore, the term "votes entitled to be cast" as used herein shall mean the total number of Class A votes which Class A Members are entitled to cast, plus a sum equal to twice the Class A votes.

ARTICLE VI

TERM

This Corporation shall have perpetual existence unless sooner dissolved in accordance with the provisions of the laws of the State of Florida. However, if the Association is dissolve, the property consisting of the surface water management system will be conveyed to an appropriate agency of local government. If this is not accepted, then the surface water management system will be dedicated to a similar non-profit corporation.

ARTICLE VII

BOARD OF DIRECTORS

A. Number. The affairs of this Corporation will be managed by a Board of Directors consisting of not less than three (3) directors nor more than five (5) directors.

B. Directors. The Director's qualification, election and removal, and the method of filling vacancies on the Board of Directors shall be defined in the Corporation's Bylaws.

C. First Board. The names and addresses of Members of the first Board of Directors are as follows:

NAME ADDRESS:

Edwin Carrion, President/Director
6330 Manor Lane, Suite 201
Miami, Florida 33143

Diego Carrion, Vice-President/Director
6330 Manor Lane, Suite 201
Miami, Florida 33143

Guillermina Ojeda, Secretary/Treasurer/Director
6330 Manor Lane, Suite 201
Miami, Florida 33143

D. First Board Powers. The first Board of Directors shall serve until the date the Class B Membership terminates at which time the Class A Members shall elect the Board of Directors. Until that date any vacancies occurring in the membership of the first Board of Directors shall be filled by the remaining members of the first Board of Directors. The first Board of directors shall have the power to adopt the Bylaws of this Corporation.

ARTICLE VIII

REGISTERED OFFICE

The street address of the Corporation's initial registered office is 6330 Manor Lane, Suite 201, Miami, Florida 33143, and the name of its initial registered agent is Edwin Carrion.

ARTICLE IX

MISCELLANEOUS PROVISION

A. Indemnification. This Corporation shall indemnify any and all of its directors, Officers, employees, or agents, or former directors officer, employees or agents to the full extent permitted by Section 607.01 of the Florida Statutes as now written or as may hereafter be amended, which Statutes is incorporated herein by reference.

B. Interested Parties Transactions. No contract or transaction between this Corporation and one or more of its directors or officers or between this Home Owners Association and any other corporation, partnership, association, or other organization in which one or more of its directors or officers are directors or officers, or have a financial interest, shall be invalid, void or voidable solely for this reason or solely because the director or officer is present at or participates in the meeting of the Board or Committee thereof which authorized the contract or transaction or solely because his or their presence was counted in determining a quorum or his or their votes are counted for such purpose. No director or officer

of this Corporation shall incur liability by reason of the fact that he is, or may be, interested in any such contract or transaction.

ARTICLE X

AMENDMENTS

This Association reserves the right to amend or repeal any provision contained in these Articles of Incorporation or any amendments hereto if any such amendment receives an affirmative vote of sixty-five percent (65%) of the votes entitled to be cast by the Membership and provided that no amendment shall conflict with any provisions of the Declarations.

The name and address of the subscriber of this Corporation is:

Edwin Carrion, President/Director
6330 Manor Lane, Suite 201
Miami, Florida 33143

ARTICLE XI

The effective date of these Articles of Incorporation shall be the date of receipt and file by the Division of Corporations.

I, THE UNDERSIGNED, being the incorporator hereinabove named, for the purpose of forming a Corporation not-for-profit pursuant to Chapter 607 and 617, Florida Statutes, do hereby subscribe to these Articles of Incorporation, and have hereunto set my hand and seal this 10 day of December 2007.

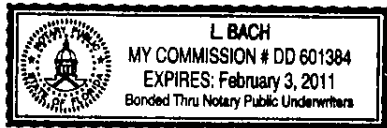

BY: EDWIN CARRION

STATE OF FLORIDA

COUNTY OF MIAMI-DADE

BEFORE ME, the undersigned authority, this day personally appeared EDWIN CARRION, who after being duly sworn according to law, deposes and says he is competent to contract and further acknowledges that he did subscribe the foregoing Articles of Incorporation freely and voluntarily for the purposes therein expressed.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal at Miami,
County of Miami-Dade, State of Florida, this 10 day of December
2007.




NOTARY PUBLIC, State of Florida
My Commission Expires

ACCEPTANCE OF REGISTERED AGENT

Having been named to accept service of process for TOWNHOMES OF VICTORIA PARK ASSOCIATION, INC., at the place designated in the Articles of Incorporation, agrees to act in this capacity, agrees to comply with the provisions of Section 48.091 of the Florida Statutes relative to keeping open such office, is familiar with, and accepts the obligations provided for in Section 607.325 of the Florida Statutes.

Dated 12-10-07


BY: EDWIN CARRION

FILED
07 DEC 17 AM 10:48
SECRETARY OF STATE
TALLAHASSEE, FLORIDA