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FLORIDA PROFIT/NON PROFIT CORPORATION
CONDOMINIUM 290 AT KEY BISCAIYNE CONDOMINIUM ASSOCIATION

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**ARTICLES OF INCORPORATION
OF
CONDOMINIUM 290 AT KEY BISCAYNE CONDOMINIUM ASSOCIATION, INC.
A FLORIDA NOT-FOR-PROFIT CORPORATION**

The undersigned incorporators by these articles associate themselves for the purpose of forming a not-for-profit corporation under the laws of the State of Florida, and adopt the following articles of incorporation:

ARTICLE I. NAME

The name of this corporation is CONDOMINIUM 290 AT KEY BISCAYNE CONDOMINIUM ASSOCIATION, INC. For convenience, the corporation shall be referred to in this instrument as the "Association," these articles of incorporation as the "Articles," and the bylaws of the Association as the "Bylaws."

ARTICLE II. PRINCIPAL OFFICE

The initial principal office and mailing address of this corporation shall be:

19741 NE 23 Avenue
Miami, Florida 33180

ARTICLE III. TERM OF EXISTENCE

The term of the Association shall be the life of the Condominium, unless the Association is terminated sooner by the unanimous action of its members. The Association shall be terminated by the termination of the Condominium in accordance with the Declaration.

ARTICLE IV. PURPOSE

This Association is organized for the purpose of providing an entity under the Florida Condominium Act ("the Act") for the operation of a condominium located in Miami-Dade County, Florida, and known as CONDOMINIUM 290 AT KEY BISCAYNE, A CONDOMINIUM ("the Condominium"), to be created under the declaration of condominium ("the Declaration"). The Association is to undertake the performance of and to carry out the acts and duties incident to the administration of the operation and management of the Condominium in accordance with the terms, provisions, conditions and authorizations, contained in these Articles and which may be contained in the Declaration, both of which will be recorded among the Public Records of Dade County, Florida, encompassing the real property described above and the improvements thereon that are submitted to condominium ownership; and to own, maintain, manage, operate, lease, sell, trade and otherwise deal with such property, whether real or personal, as may be necessary and convenient in the administration of the Condominium. All terms set forth in these Articles and defined in the Declaration for the Condominium shall have such meanings as are therein set forth.

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SECRETARY D. J. JACOB
TALLAHASSEE, FLORIDA

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ARTICLE V. MEMBERS

The qualification of members, the manner of their admission to membership and termination of such membership and voting by such members shall be as follows:

1. All Unit Owners shall be members of the Association.
2. Membership in the Association shall be established by recording in the Public Records of Miami Dade County, Florida, an instrument or deed establishing a fee simple interest in a Condominium Parcel or evidencing a change of record title to a Condominium Parcel in the Condominium and the notification in writing to the Association of the recording information. The new record owner designated by such instrument thereby becomes a member of the Association if his purchase was in compliance with the Declaration of Condominium. The membership of the prior owner shall thereby terminate. The Developer, to the extent of its ownership of Condominium Parcels comprising the Condominium, is a member of the Association, holding memberships equal to the number of unsold parcels it holds in the Condominium.
3. The share of a member in the funds and assets of the Association cannot be assigned, pledged or transferred in any manner except as an appurtenance to the individual Unit.
4. Members of the Association shall be entitled to one (1) vote for each Condominium Unit owned by such member. If the Unit is jointly owned by two or more persons (or by a corporation), the joint owners or the corporation, as the case may be, shall designate one person who shall exercise the right to vote permitted for each Unit so owned in the manner as provided in the Bylaws. Voting rights will be exercised in the manner provided by the Bylaws of the Association.
5. The Bylaws shall provide for an annual meeting of members, and may make provisions for regular and special meetings of members other than the annual meeting.

ARTICLE VI. POWERS

The powers of the Association shall include and be governed by the following provisions:

1. The Association shall have all the common law and statutory powers of a not-for-profit corporation which are not in conflict with the terms of these Articles, the Declaration of Condominium, the Bylaws of the Association or Chapter 718, Florida Statutes ("the Act").
2. The Association shall have all the powers and duties granted to the Association by the Act. The Association shall have all the powers reasonably necessary to implement the purposes of the Association, and all of the powers granted to it in the Declaration after the Declaration is recorded among the Public Records of Dade County, Florida. Without limiting the generality of the foregoing, the Association shall have power:
 - (a) To make and collect assessments, fees and other charges against members, as Unit Owners, and to use the proceeds thereof in the exercise of its powers and duties.
 - (b) To buy, own, operate, lease, sell, rent, trade and mortgage both real and personal property as may be necessary or convenient in the administration of the Condominium.

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(c) To make and amend reasonable rules and regulations for the maintenance, conservation and use of the condominium property, and for the health, comfort, safety and welfare of the Unit Owners.

(d) To approve or disapprove the transfer, mortgaging, ownership and possession of the Units as may be provided by the Declaration.

(e) To contract for the management of the Condominium Property and to delegate to such contractors all powers and duties of the Association, except those which may be required by the Declaration to have approval of the Board of Directors or the Unit Owners as members of the Association.

(f) To maintain, repair, replace, reconstruct, add to and operate the Condominium Property, and other property acquired or leased by the Association for use by the Unit Owners,

(g) To purchase insurance upon the Condominium Property and insurance for the protection of the Association, its officers, directors, and members as Unit Owners.

(h) To employ personnel to perform the service required for the proper operation of the Condominium.

3. All funds and the title to all properties acquired by the Association and their proceeds shall be held for the benefit and use of the members in accordance with the provisions of the Declaration, these Articles and the Bylaws.

4. The Association shall make no distribution of income to its members, directors or officers, except that it may pay reasonable salaries or compensation to any such officers it may deem proper from time to time.

5. The powers of the Association shall be subject to and shall be exercised in accordance with the provisions hereof, the Declaration, the Bylaws and the Act.

ARTICLE VII. DIRECTORS

1. The property, business and affairs of the Association shall be managed by a Board consisting of the number of directors determined by the Bylaws, but which shall consist of not less than three (3) directors. Directors, except Directors appointed by the Developer, must be members of the Association.

2. All of the duties and powers of the Association existing under the Act, the Declaration, these Articles and the Bylaws shall be exercised exclusively by the Board of Directors, its agents, contractors or employees, subject only to approval by Unit Owners, Institutional Mortgagees or the Developer when such approval is specifically required.

3. Directors of the Association shall be elected at the annual meeting of the members in the manner determined by the Bylaws. Directors may be removed and vacancies in the Board of Directors shall be filled in the manner provided by the Bylaws.

4. The Developer of the Condominium shall appoint the members of the first Board of Directors who shall hold office for the period described in the Bylaws.

5. The names and addresses of the members of the first Board of Directors who shall hold office until their successors are elected and have qualified, as provided in the Bylaws, are as follows:

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FROM : LAZARUS

FAX NO. : 3052201440

Sep. 23 2008 11:06AM P5

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<u>NAME</u>	<u>ADDRESS</u>
SAMUEL PAPU	19741 NE 23 Avenue Miami, Florida 33180
JORGE ROMERO	19741 NE 23 Avenue Miami, Florida 33180
ADALBERTO ROMERO	19741 NE 23 Avenue Miami, Florida 33180

ARTICLE VIII. OFFICERS

The affairs of the Association shall be administered by the officers holding the offices designated in the Bylaws. The officers shall be elected by the Board of Directors of the Association at the first meeting following the annual meeting of the members of the association and shall serve at the pleasure of the Board of Directors. The Bylaws may provide for the removal from office of officers, for filling vacancies and for the duties of the officers. The names and addresses of the officers who shall serve until their successors are designated by the Board of Directors are as follows:

<u>NAME</u>	<u>ADDRESS</u>	<u>OFFICE</u>
SAMUEL PAPU	19741 NE 23 Avenue Miami, Florida 33180	President
JORGE ROMERO	19741 NE 23 Avenue Miami, Florida 33180	Secretary
ADALBERTO ROMERO	19741 NE 23 Avenue Miami, Florida 33180	Treasurer

ARTICLE IX. INDEMNIFICATION

1. The Association shall indemnify any person who was or is a party or is threatened to be made a party to any threatened, pending or contemplated action, suit or proceeding, whether civil, criminal, administrative or investigative by reason of the fact that he is or was a director, employee, officer or agent of the Association, against expenses (including attorney's fees and appellate attorney's fees), judgments, penalties, fines and amounts paid in settlement actually and reasonably incurred by him in connection with such action, suit or proceeding, if he acted in good faith and in a manner he reasonably believed to be in or not opposed to the best interests of the Association, and, with respect to any criminal action or proceeding, had no reasonable cause to believe his conduct was unlawful, except that no indemnification shall be made in respect of any claim, issue or matter as to which such person shall have been adjudged to be liable for gross negligence or misfeasance or malfeasance in the performance of his duty to the Association unless and only to the extent that the court in which such action or suit was brought shall determine upon application that despite the adjudication of liability, but in view of all of the circumstances of

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the case, such person is fairly and reasonably entitled to indemnification for such expenses which such court shall deem proper. The termination of any action, suit or proceeding by judgment, order, settlement, conviction or upon a plea of nolo contendere or its equivalent shall not, of itself, create a presumption that the person did not act in good faith and in a manner which he reasonably believed to be in or not opposed to the best interests of the Association, and with respect to any criminal action or proceeding, had reasonable cause to believe that his conduct was unlawful.

2. To the extent that a director, officer, employee or agent of the Association has been successful on the merits or otherwise in defense of any action, suit or proceeding referred to in Section 1 above or in defense of any claim, issue or matter therein, he shall be indemnified against expenses (including attorney's fees and appellate attorneys' fees) actually and reasonably incurred by him in connection therewith.

3. Any indemnification under Section 1 above (unless ordered by a court) shall be made by the Association only as authorized in the specific case upon a determination that indemnification of the director, officer, employee or agent is proper in the circumstances because he has met the applicable standard of conduct set forth in Section 1 above. Such determination shall be made (a) by the Board of Directors by a majority vote of a quorum consisting of directors who were not parties to such action, suit or proceeding, or (b) if such quorum is not obtainable, or, even if obtainable, if a quorum of disinterested directors so directs, by independent legal counsel in a written opinion, or by a majority of the members of the Association.

4. Expenses incurred in defending a civil or criminal action, suit or proceeding may be paid by the Association in advance of the final disposition of such action, suit or proceeding as authorized by the Board of Directors in the specific case upon receipt of an undertaking by or on behalf of the director, officer, employee or agent to repay such amount unless it shall ultimately be determined that he is entitled to be indemnified by the Association as authorized in this Article IX.

5. The indemnification provided by this Article shall not be deemed exclusive of any other rights to which those seeking indemnification may be entitled under any bylaw, agreement, vote of members or otherwise, and shall continue as to a person who has ceased to be a director, officer, employee or agent and shall inure to the benefit of the heirs and personal representatives of such person.

6. 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 the Association, or is or was serving, at the request of the Association, as 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 Association would have the power to indemnify him against such liability under the provisions of this Article.

ARTICLE X. BYLAWS

The first Bylaws of the Association shall be those Bylaws appended to the Declaration of Condominium and may be altered, amended or rescinded in the manner provided by said Bylaws.

ARTICLE XI. AMENDMENTS

1. For so long as the Developer holds Units for Sale in the ordinary course of business, none of the following actions may be taken without approval in writing by the Developer:

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(a) Assessment of the Developer as a Unit Owner for capital improvements.

(b) Any action by the Association that would be detrimental to the sales of Units by the Developer. However, an increase in assessments for common expenses without discrimination against the Developer shall not be deemed to be detrimental to the sales of Units.

2. Subject to Section 1 of this Article, these Articles of Incorporation may also be amended in the following manner:

(a) Notice of the subject matter of the proposed amendment shall be included in a notice of any regular and special meeting at which such proposed amendment is considered.

(b) A resolution approving a proposed amendment may be proposed by either a majority of the Board of Directors or by not less than fifty percent of the voting interests of the members of the Association, and after being proposed by one of said bodies, it must be submitted for approval and thereupon receive approval by the other body. Such approval must be by an affirmative vote of not less than one hundred percent of the Board of Directors and one hundred percent of the voting interests.

(c) Provided, however, that no amendment shall make any changes in the qualifications for membership nor in the voting rights or property rights of members, nor any changes in Sections 3, 4, and 5 of Article III, entitled "Powers" without the approval in writing of all members and the joinder of all record owners of mortgages upon Units. No amendment shall be made that is in conflict with the Act, the Declaration or Bylaws, 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, or an affiliate of the Developer, unless the Developer shall join in the execution of the amendment.

Articles of Amendment containing the approved amendment shall be executed Association (by its President or Vice President, and acknowledged by its Secretary or Secretary). The Articles of Amendment shall set forth: (a) the name of the Corporation; (b) The amendment(s) so adopted; and, (c) the date of the adoption of the amendment by the members. The Articles of Amendment shall be filed, along with the appropriate filing fees, within ten days from approval with the office of the Secretary of State of Florida for approval.

ARTICLE XII. SUBSCRIBERS

The name and address of the subscriber to these Articles of Incorporation is:

NAME

ADDRESS

SAMUEL PAPU

19741 NE 23 Avenue
Miami, Florida 33180

ARTICLE XIII. RESIDENT AGENT

The Resident Agent of the Association for purposes of accepting service of process shall be SAMUEL PAPU having offices at 19741 NE 23 Avenue, Florida 33180.

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FROM : LAZARUS

FAX NO. : 3052201440

Sep. 23 2008 11:07AM P8

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IN WITNESS WHEREOF, these Articles of Incorporation have been executed this 19th day of September 2008.

[Signature]
SAMUEL PAPU

STATE OF FLORIDA

COUNTY OF MIAMI-DADE

I HEREBY CERTIFY that on this day before me, the undersigned authority, personally appeared SAMUEL PAPU, to me known to be the subscriber to the Articles of Incorporation, and he acknowledged before me that he executed the same for the purposes therein expressed. He is personally known to me or has produced N/A as identification.

WITNESS my hand and official seal at said County and State this 19th day of September, 2008.

My Commission Expires:

[Signature]
NOTARY PUBLIC, State of Florida



Articles

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CERTIFICATE OF DESIGNATION
REGISTERED AGENT / REGISTERED OFFICE

Pursuant to the provisions of section 607.0501, Florida Statutes, the undersigned corporation, organized under the laws of State of Florida, submits the following statement in designating the registered office/registered agent, in the State of Florida.

1. The name of the corporation is:

CONDOMINIUM 290 AT KEY DISCAYNE CONDOMINIUM ASSOCIATION, INC.

2. The name and address of the registered agent and office is:

SAMUEL PAPU
19741 NE 23 Avenue
Miami, Florida 33180



SAMUEL PAPU

Date: Sept. 19th, 2008.

HAVING BEEN NAMED AS REGISTERED AGENT AND TO ACCEPT SERVICE OF PROCESS FOR THE ABOVE STATED CORPORATION AT THE PLACE DESIGNATED IN THIS CERTIFICATE, I HEREBY ACCEPT THE APPOINTMENT AS REGISTERED AGENT AND AGREE TO ACT IN THIS CAPACITY. I FURTHER AGREE TO COMPLY WITH THE PROVISIONS OF ALL STATUTES RELATING TO THE PROPER AND COMPLETE PERFORMANCE OF MY DUTIES, AND I AM FAMILIAR WITH AND ACCEPT THE OBLIGATIONS OF MY POSITION AS REGISTERED AGENT.



SAMUEL PAPU

Date: Sept. 19th, 2008.

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2008 SEP 23 AM 11:42
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

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