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Sevilla Block 4B Condominium Association, Inc.

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**ARTICLES OF INCORPORATION  
FOR  
SEVILLA BLOCK 4B CONDOMINIUM  
ASSOCIATION, INC.**

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**ARTICLES OF INCORPORATION  
FOR  
SEVILLA BLOCK 4B 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 Sevilla Block 4B Condominium Association, Inc. (the "Association").

2. Principal Office. The principal office of the Association is 1441 Brickell Avenue, Suite 1011, Miami, FL 33131.

3. Registered Office - Registered Agent. The street address of the registered office of the Association is 200 S. Biscayne Blvd., 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 Sevilla Block 4B Condominium (the "Declaration") will be recorded in the Public Records of Broward County, Florida, and shall govern all of the operations of the Condominium to be known as Sevilla Block 4B 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 within the project known as Miramar Town Center. 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 the State of Florida, including Chapter 617 and Chapter 718 of the Florida Statutes, that are not in conflict with the provisions of these Articles, the Declaration, or the By-Laws.

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 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 or her status as such, whether or not the Association would have the power to indemnify him or her against such liability under the provisions of Article 12.

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6.2.4. Rules. To make and amend reasonable rules (the "Rules") 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.

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 the powers and duties of Association to the extent and in the manner permitted by the Declaration, the By-Laws, and the Act.

6.2.7. Approval of Transfers. Approve or disapprove of the leasing, transfer, ownership, and possession of Units as may be provided by the Declaration.

6.2.8. Surface Water Management System. To operate and maintain the Surface Water Management System within the Condominium, if any, (including, without limitation, all lakes, retention areas, culverts, and related appurtenances, if any) in a manner consistent with applicable SFWMD permit requirements and applicable SFWMD rules, and assist in the enforcement of the Declaration, as may be amended from time to time, relating to the Surface Water Management System within the Condominium.

6.2.9. General. To have and to exercise any and all powers, rights and privileges which a not for profit corporation organized under the laws of the State of Florida may now, or hereafter, have or exercise including, but not limited to, all powers set forth in Chapters 617 and 718 of the Florida Statutes.

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 only one (1) vote for each Unit, which vote shall be exercised or cast in the manner provided by the By-Laws. Any person or entity owning more than one (1) Unit shall be entitled to one (1) vote for each Unit owned. Notwithstanding the foregoing, no Voting Interest allocated to a Unit owned by the Association shall be exercised or considered for any purpose, whether for a quorum, election or otherwise.

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 residents of Units in the Condominium. All other Directors must be Unit Owners.

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performance of his or her duties 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 the case, such person is fairly and reasonably entitled to indemnity for such expenses which such court shall deem proper.

12.3. Effect of Termination of Action. 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 interest of the Association, and with respect to any criminal action or proceeding, had reasonable cause to believe that his or her conduct was unlawful.

12.4. Expenses. 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 12.1 above, or in defense of any claim, issue or matter therein, he or she shall be indemnified against expenses (including attorneys' fees and paraprofessional fees and costs, pre-trial and at all levels of proceedings, including appeal) actually and reasonably incurred by him or her in connection therewith.

12.5. Approval. Any indemnification under Section 12.1 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 under the circumstances because he has met the applicable standard of conduct set forth in Section 12.1 above. Such determination shall be made: (a) by the Board 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 Voting Interests of the Unit Owners.

12.6. Advances. Expenses incurred in defending a civil or criminal action, suit or proceeding shall be paid by the Association in advance of the final disposition of such action, suit or proceeding as authorized by the Board in any specific case upon receipt of an undertaking by or on behalf of the affected Director, officer, employee or agent to repay such amount until such time as it shall ultimately be determined that he or she was not entitled to be indemnified by the Association as authorized in this Article 12.

12.7. Miscellaneous. The indemnification provided by these Articles shall not be deemed exclusive of any other rights to which those seeking indemnification may be entitled under the By-Laws, Declaration, agreement, vote of Unit Owners 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.

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

Article of Incorporation  
Sevilla Block 48 Condominium Association, Inc.  
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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 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 such amendment.

14.6. Filing. A copy of each amendment shall be filed with the Secretary of State of the State of Florida pursuant to the provisions of applicable Florida law.

14.7. Developer. 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 as of the 29<sup>th</sup> day of December, 2008:

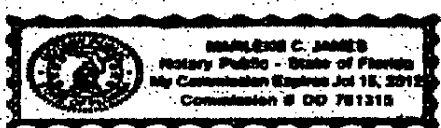
*Jeffrey R. Margolis*  
Jeffrey R. Margolis  
as President of Jeffrey R. Margolis, P.A.

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

The foregoing instrument was acknowledged before me this 29<sup>th</sup> day of December, 2008, by Jeffrey R. Margolis as President of Jeffrey R. Margolis, P.A. Jeffrey R. Margolis is  personally known to me or  presented a valid Florida driver's license as identification.

*Marlene C. James*  
NOTARY PUBLIC, State of Florida at Large  
Print Name: *Marlene C. James*

My Commission Expires:



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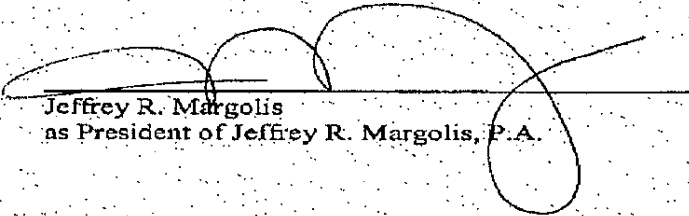


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**ACCEPTANCE BY REGISTERED AGENT**

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 29<sup>th</sup> day of December, 2008.

  
\_\_\_\_\_  
Jeffrey R. Margolis  
as President of Jeffrey R. Margolis, P.A.

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