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FLORIDA PROFIT/NON PROFIT CORPORATION

WATER'S EDGE HOUSE CONDOMINIUM ASSOCIATION, INC.

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From: Dian Hew for Fern F. Musselwhite, Esq.

Subject: Articles of Incorporation of Water's Edge House Condominium Association, Inc.

File #: 2080544

Date: January 7, 2009 **Time:** 2:36 pm

Pages: 8, including this coversheet

COMMENTS:

Please see the attached for Incorporation.

Please contact us with any questions (786) 279-3559 or dhew@sleofriedlaw.com

Thank you.

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Sleofried, Rivera, Lerner, De La Torre & Sobel, P.A.
201 Alhambra Circle, 11th Floor, Coral Gables, Florida 33134
(305) 442-3334, Fax: (305) 443-3292

West Palm Beach Office
1675 Palm Beach Lakes Blvd, Suite 500, West Palm Beach, Florida 33401
(561) 296-5444, Fax: (561) 296-5446

Broward Office
8211 West Broward Blvd., Suite 250, Plantation, Florida 33324
(954) 781-1134, Fax: (954) 485-2590

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Prepared by:
Fern F. Musselwhite, Esq.
SIEGFRIED, RIVERA, LERNER,
DE LA TORRE & SOBEL, P.A.
201 Alhambra Circle, Suite 1102
Coral Gables, Florida 33134

ARTICLES OF INCORPORATION
OF
WATER'S EDGE HOUSE CONDOMINIUM ASSOCIATION, INC.

The undersigned, by these Articles, hereby form this not-for-profit corporation under the laws of the State of Florida, pursuant to Chapter 617, Florida Statutes, and certify as follows:

ARTICLE I - NAME

The name of the corporation is **WATER'S EDGE HOUSE CONDOMINIUM ASSOCIATION, INC.** For convenience, the Corporation shall be referred to in this instrument as the "Association."

ARTICLE II - PURPOSES AND POWERS

The Association does not contemplate pecuniary gain or profit to the members thereof. The specific purposes for which it is formed are to provide for maintenance, preservation and architectural control of the condominium units and common elements within that certain Condominium more particularly described in the Declaration of Condominium for **Water's Edge House Condominium** (hereafter, "the Declaration of Condominium"), and to promote the health, safety and welfare of the residents within the Condominium and any additions. In order to effectuate these purposes, the Association shall have the power to exercise all of the powers and privileges and to perform all of the duties and obligations of the Association as set forth in the Declaration of Condominium, which powers and privileges include but are not limited to the following:

1. To fix, levy, collect and enforce payment by any lawful means all appropriate charges or assessments;
2. To pay all expenses incident to the conduct of the business of the Association, including all applicable licenses, taxes and governmental charges, if any, levied or imposed against the Common Elements;
3. To acquire (by gift, purchase or otherwise), own, hold, improve, build upon, operate, maintain, convey, sell, lease, transfer, dedicate for public use or

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otherwise dispose of the Common Elements on behalf of the membership of the Association;

4. To borrow money in accordance with the terms of the Declaration of Condominium;

5. To participate in mergers and consolidations with other nonprofit corporations organized for the same purposes; and

6. To have and to exercise any and all powers, rights and privileges which a corporation organized under the Florida Not-for-Profit Corporation Law may now or hereafter have or exercise.

ARTICLE III - MEMBERSHIP AND VOTING

A. Membership: Every person or entity who is a record owner of any Unit in the Condominium shall be a member of the Association. The foregoing does not include persons or entities who hold an interest merely as security for the performance of an obligation. Change of membership in the Association shall be established by recording in the Public Records of Miami-Dade County, Florida, a deed or other instrument establishing a record title to any Unit in a transferee and the delivery to the Association of a certified copy of such instrument. Upon such delivery, the transferee designated by such instrument shall become a member of the Association and the membership of the transferee shall be terminated.

B. Appurtenance to Unit: The share of a member in the funds and assets of the Association shall not be assigned, hypothecated or transferred in any manner except as an appurtenance to his Unit.

C. Voting Rights: Each Owner shall be entitled to one vote for each Unit owned. When more than one person holds an interest or interests in any Unit, the vote for such Unit shall be limited to one vote as the Owners among themselves determine. The manner of exercising voting rights shall be determined by the By-Laws of the Association.

D. Meetings: The By-Laws shall provide for meetings of the members.

ARTICLE IV - BOARD OF DIRECTORS

A. Membership of Board: The affairs of this Association shall be managed by a Board consisting of the number of Directors determined by the By-Laws, but not fewer than three (3) Directors.

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Association shall be dedicated to an appropriate entity to be used for purposes similar to those for which the Association was created.

ARTICLE XI – SUBSCRIBERS

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

NAME

ADDRESS

Mirta Iglesias-Thomas Siegfried, Rivera, Lerner, De La Torre & Sobel, P.A.
8211 West Broward Boulevard, Suite 250
Plantation, Florida 33324

ARTICLE XII - RESIDENT AGENT

The name and street address of the initial Resident Agent & Initial Registered Office of the Corporation is:

Joseph D. Sachs, CPA
6175 NW 153rd Street, Suite 215
Miami Lakes, Florida 33014

ARTICLE XIII - MISCELLANEOUS

A. Stock. The Association shall issue no shares of stock of any kind or nature whatsoever.

B. Severability. Invalidation of any one or more of the provisions hereof shall in no way affect any other provisions, which shall remain in full force and effect.

C. Initial Principal Office. The street address of the initial principal office and street address of the corporation is: 286 Bal Bay Drive, Bal Harbour, Florida 33154.

SIGNATURES ON THE FOLLOWING PAGE

Articles of Incorporation

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IN WITNESS WHEREOF, the undersigned subscriber has executed this instrument this 6th day of November, 2008.

Mirta M. Iglesias Thomas
Mirta M. Iglesias-Thomas

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me this 6th day of November, 2008, by Mirta M. Iglesias Thomas who is either personally known to me or who presented valid picture identification in the form of Florida Drivers License and who did take an oath.



KAREN L. AUCLAIR
MY COMMISSION # DO 487048
EXPIRES: April 4, 2009
Bonded thru Budget Notary Services

Karen L. Auclair
NOTARY PUBLIC
State of Florida at Large
My Commission Expires:

ACKNOWLEDGMENT:

Having been named to accept service of process for the above stated Association, at the place designated in these Articles, Joseph D. Sachs hereby accepts his obligation to act in this capacity, and agrees to comply with the provisions of Chapter 617, Florida Statutes, relative to keeping open said office.

Joseph D. Sachs
JOSEPH D. SACHS

Dated this 10th day of November, 2008.

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