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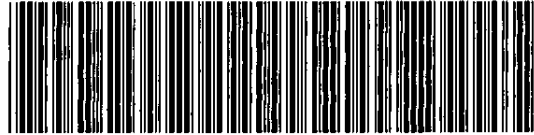
(Business Entity Name)

(Document Number)

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10 APR -5 PM 8:58  
SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

MRD  
4/7

W10-14715

## COVER LETTER

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

SUBJECT: MID-TOWN CONDOMINIUM ASSOCIATION, INC.  
(PROPOSED CORPORATE NAME - MUST INCLUDE SUFFIX)

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: MARCO GONZALEZ  
Name (Printed or typed)

301 CROTON AVENUE # 308  
Address

LANTANA, FLORIDA 33462  
City, State & Zip

561-577-5777  
Daytime Telephone number

MARCO@561REALTY.COM.  
E-mail address: (to be used for future annual report notification)

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



FLORIDA DEPARTMENT OF STATE  
Division of Corporations

March 24, 2010

MARCO GONZALEZ  
301 CROTON AVENUE  
#308  
LANTANA, FL 33462

SUBJECT: MID-TOWN CONDOMINIUM ASSOCIATION, INC.  
Ref. Number: W10000014715

RECEIVED  
10 APR -5 PM 2:20  
DIVISION OF CORPORATIONS  
TALLAHASSEE, FLORIDA

We have received your document for MID-TOWN CONDOMINIUM ASSOCIATION, INC. and your check(s) totaling \$70.00. However, the enclosed document has not been filed and is being returned for the following correction(s):

The Florida Statutes require an entity to designate a street address for its principal office address. A post office box is not acceptable for the principal office address. The entity may, however, designate a separate mailing address. The mailing address may be a post office box.

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: 810A00007307

Dear Ruby Dunlap,

Articles of Incorporation have been updated. Please let me know if Okay. Regards Marco Gonzalez  
561-577-5777.

Department of State

ARTICLES OF INCORPORATION  
OF  
MID-TOWN CONDOMINIUM ASSOCIATION, INC. 10 APR -5 PM 8:58

FILED  
SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

The undersigned, by these Articles, associate themselves for the purpose of forming a corporation not for profit under Chapter 617, Florida Statutes, and certify as follows:

ARTICLE I

NAME

The name of the corporation shall be MID-TOWN CONDOMINIUM ASSOCIATION, INC whose address is 116 North F Street, Lake Worth Florida 33460. For convenience, the corporation shall be referred to in this instrument as "Association."

ARTICLE II

PURPOSE

2.1 The purpose for which the Association is organized is to provide an entity pursuant to the Condominium Act, which is Chapter 718, Florida Statutes, for the operation of MID-TOWN CONDOMINIUM, a condominium located upon lands in Palm Beach County, Florida.

2.2 The Association shall make no distribution of income to its members, directors or officers.

ARTICLE III

POWERS

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

3.1 The Association shall have all of the common-law and statutory powers of a corporation not for profit not in conflict with the terms of these Articles and the Declaration of Condominium.

3.2 The Association shall have all of the powers and duties set forth in the Condominium Act and all of the powers and duties reasonably necessary to operate the condominium pursuant to the Declaration, and as it may be amended from time to time, including but not limited to the following:

a. To make and collect assessments against members as apartment owners to defray the costs, expenses and losses of the condominium.

b. To use the proceeds of assessments in the exercise of its powers and duties.

c. To maintain, repair, replace and operate the condominium property.

d. To purchase insurance upon the condominium property and insurance for the protection of the Association and its members as apartment owners.

e. To reconstruct improvements after casualty and to further improve the property.

f. To make and amend reasonable regulations respecting the use of the property in the condominium in the manner provided in the By-Laws of the Association.

g. To approve or disapprove the leasing, transfer, mortgage and ownership of the apartments as may be provided by the Declaration of Condominium and the By-Laws.

h. To enforce by legal means the provisions of the Condominium Act, the Declaration of the Condominium, these Articles, the By-Laws of the Association and the Regulations for the use of the property in the condominium.

i. To contract for the management of the condominium and to delegate to such contractor all powers and duties of the Association except such as are specifically required by the Declaration of Condominium to have approval of the Board of Directors or the membership of the Association.

j. To contract for the management or operation of portions of the common elements.

k. To contract for the members' use of Recreational facilities, land or other facilities not a part of the condominium property.

3.3 The powers of the Association shall be subject to and shall be exercised in accordance with the Declaration of Condominium and the By-Laws.

### ARTICLE III B

The Registered Agent for the corporation shall be Phillip Posch whose address is 242 Dartmouth Drive, Lake Worth, Florida 33460.

### ARTICLE IV

4.1 The members of the Association shall consist of all the record owners of apartments in the condominium; and after termination of the condominium shall consist of those who are members at the time of such termination and their successors and assigns.

4.2 The owner of each apartment shall be entitled to at least one (1) vote as a member of the Association. The exact number of votes to be cast by owners of an apartment and the manner of exercising voting rights shall be determined by the By-Laws of the Association.

### ARTICLE V

5.1 The affairs of the Association will be managed by a Board consisting of three (3) directors. The directors need not be members of the Association.

5.2 Directors of the Association shall be elected at the annual meeting of the members in the manner determined by the By-Laws. Directors may be removed and vacancies on the Board of Directors shall be filled in the manner provided by the By-Laws.

5.3 The election of directors shall not be held until after the Developer, KINGSTON HEIGHTS, INC. or its successors or assigns, have closed the sales of all of the apartments of the condominium, or until Developers or their successors or assigns, elect to terminate their control of the condominium, or until and as elections may be required by Chapter 718, Florida Statutes, whichever occurs first. The Directors named in these Articles shall serve until the election of Directors and any vacancies in their number occurring before the first election shall be filled by the remaining Directors.

5.4 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, or, until removed, are as follows:

MARCO GONZALEZ, 116 NORTH F STREET #6, Lake Worth, Florida 33460

ANTONIO ACHINI, 116 NORTH F STREET #1, Lake Worth, Florida 33460

RIITTA RAUTOMA, 116 NORTH F STREET #9, Lake Worth, Florida 33460

#### ARTICLE VI

##### OFFICERS

The affairs of the Association shall be administered by the Officers designated in the By-Laws. The officers shall be elected by the Board of Directors at its first meeting following the annual meeting of the members of the Association and shall serve at the pleasure of the Board of Directors. The names and addresses of the officers who shall serve until their successors are designated by the Board of Directors are as follows:

MARCO GONZALEZ, President

ANTONIO ACHINI, Treasurer

RIITTA RAUTOMA, Secretary

#### ARTICLE VII

##### INDEMNIFICATION

Every director and every officer of the Association shall be indemnified by the Association against all expenses and liabilities, including counsel fees, reasonably incurred by or imposed upon him in connection with any proceeding or any settlement of any proceeding to which he may be a party or in which he may become involved by reason of his being or having been a director or officer of the Association, whether or not he is a director or officer at the time such expenses are incurred, except when the director or officer is adjudged guilty or willful misfeasance or malfeasance in the performance of his duties; provided that in the event of a settlement the indemnification shall apply only when the Board of Directors approves such settlement and reimbursement as being for

the best interests of the Association. The right is in addition to and not exclusive of all other rights to which such Director or Officer may be entitled.

#### ARTICLE VIII

##### BY-LAWS

The By-Laws of the Association shall be adopted by the Board of Directors and may be altered, amended or rescinded in the manner provided by the By-Laws, and the Declaration of Condominium.

#### ARTICLE IX

##### AMENDMENTS

Amendments to the Articles of Incorporation shall be proposed and adopted in the following manner:

Amendments to these Articles of Incorporation may be proposed by at least one-half (1/2) of the Directors or by members entitled to exercise at least one-half (1/2) of the votes of the then authorized voting membership. Amendments may be adopted by the affirmative vote of those members exercising not less than seventy-five (75%) percent of the total voting power of the corporation. Additional requirements concerning proposal and adoption of the amendments to the Articles shall be set forth in the By-Laws.

#### ARTICLE X

##### TERM

The term of this Association shall be perpetual.

#### ARTICLE XI

##### SUBSCRIBERS

The names and addresses of the subscribers of these Articles of Incorporation are as follows:

MARCO GONZALEZ, 116 NORTH F STREET #6, Lake Worth, Florida 33460

ANTONIO ACHINI, 116 NORTH F STREET #1, Lake Worth, Florida 33460

RIITTA RAUTOMA, 116 NORTH F STREET #9, Lake Worth, Florida 33460



FILED

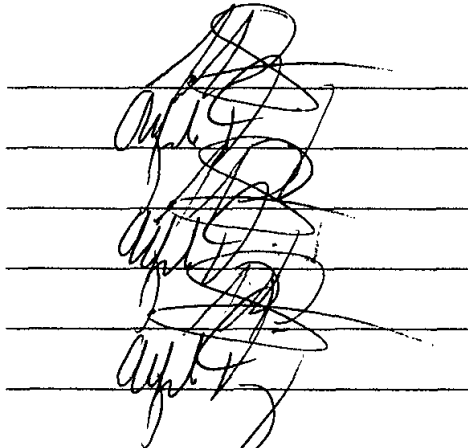
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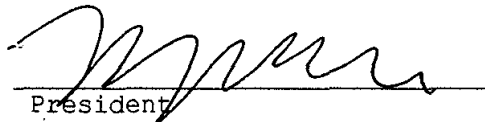
SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

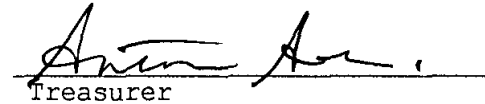
IN WITNESS WHEREOF, the subscribers have affixed their signatures

this 11 day of MARCH, 2010.

Signed, sealed and delivered in the presence of:

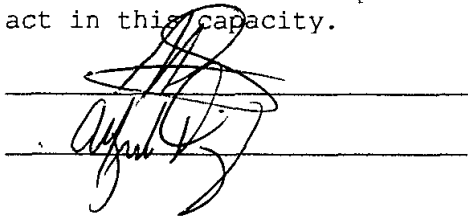


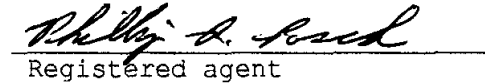
  
President

  
Treasurer

  
Secretary

Having been named as registered agent to accept service of process for the above stated corporation at the place designated in this certificate, I am familiar with and accept the appointment as registered agent and agree to act in this capacity.



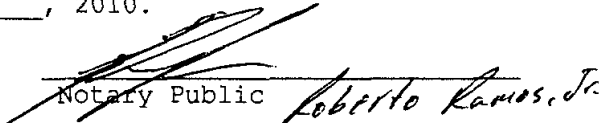
  
Registered agent

STATE OF FLORIDA

COUNTY OF PALM BEACH

Before me, the undersigned authority, personally appeared MARCO GONZALEZ, ANTONIO ACHINI and RIITTA RAUTOMA, to me known and known to be the persons who executed the foregoing Articles of Incorporation, and they acknowledged to and before me that they executed the same for the purpose therein expressed.

WITNESS MY hand and official seal at the State and County aforesaid this 11<sup>th</sup> day of March, 2010.

  
Notary Public Roberto Ramos, Jr.

My commission expires: 02/23/2014

NOTARY PUBLIC-STATE OF FLORIDA  
Roberto Ramos, Jr.  
Commission #DD964646  
Expires: FEB. 23, 2014  
BONDED THRU ATLANTIC BONDING CO., INC.