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FLORIDA PROFIT/NON PROFIT CORPORATION
Terzetto Villas Homeowners' Association, Inc.

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EXHIBIT "B"
ARTICLES OF INCORPORATION
of
TERZETTO VILLAS HOMEOWNERS' ASSOCIATION, INC.

In order to form a corporation not-for-profit under and in accordance with Chapter 617, Florida Statutes, we, the undersigned, hereby associate ourselves into a corporation not-for-profit for the purposes and with the powers hereinafter set forth and to that end, we do, by these Articles of Incorporation of Terzetto Villas Homeowners' Association, Inc. ("Articles"), certify as follows:

EXPLANATION OF TERMINOLOGY

The capitalized terms contained in these Articles which are contained in the Declaration of Covenants, Conditions and Restrictions for Terzetto Villas ("Declaration") shall have the meaning of such terms set forth in the Declaration.

ARTICLE I
NAME

The name of this Association shall be Terzetto Villas Homeowners' Association, Inc. ("Association"), whose present address is 18430 NE 27th Court, Aventura, Florida 33160.

ARTICLE II
PURPOSE OF ASSOCIATION

The purpose for which this Association is organized is to maintain, operate and manage the Association and to operate, lease, trade, sell and otherwise deal with the personal and real property thereof.

ARTICLE III
POWERS

The Association shall have the following powers which shall be governed by the following provisions:

A. The Association shall have all of the common law and statutory powers of a corporation not-for-profit and all powers set forth in the Chapter 720, Florida Statutes (the "Act") and Chapter 617, Florida Statutes, which are not in conflict with or limit the terms of the Declaration, these Articles and the Bylaws.

B. The Association shall have all of the powers of an owners association under the Act and shall have all of the powers reasonably necessary to implement the purposes of the Association, including, but not limited to, the following:

1. to make, establish and enforce reasonable Rules and Regulations governing the Association and the use of the Townhomes and Common Area;

2. to make, levy, collect and enforce Special Assessments and Annual Assessments against Owners and to provide funds to pay for the expenses of the Association and the maintenance, operation and management of the Association in the manner provided in the Declaration, these Articles, the Bylaws to use and expend the proceeds of such Assessments in the exercise of the powers and duties of the Association;

3. to maintain, repair, replace and operate the Association in accordance with the Declaration, these Articles, the Bylaws and the Act;

4. to reconstruct improvements of the Association in the event of casualty or other loss in accordance with the Declaration;

5. to enforce by legal means the provisions of the Declaration, these Articles, the Bylaws and the Act; and,

6. to employ personnel, retain independent contractors and professional personnel and enter into service contracts to provide for the maintenance, operation and management of the Association and to enter into such other agreements that are consistent with the purpose of the Association.

ARTICLE IV
MEMBERS

A. Membership in the Association shall be established by the acquisition of ownership of a Townhome within the Property as evidenced by the recording of an instrument of conveyance in the Public Records, whereupon, the membership in the Association of the prior Owner thereof, if any shall terminate. New Members shall deliver a trust copy of the recorded deed or other instrument of acquisition of title to the Association.

B. No Member may assign, hypothecate or transfer in any manner his membership in the Association or his share in the funds and assets of the Association.

ARTICLE V
TERM

The term for which this Association is to exist shall be perpetual.

ARTICLE VI
SUBSCRIBER

The name and address of the Subscriber to these Articles is as follows:

<u>NAME</u>	<u>ADDRESS</u>
Carlos Sandino	780 NW 42nd Avenue, Suite 400 Miami, Florida 33126

ARTICLE VII
OFFICERS

A. The affairs of the Association shall be managed by a president, one (1) or several vice presidents, a secretary and a treasurer, which officers shall be subject to the directions of the Board.

B. The Board shall elect the president, the vice president, the secretary, the treasurer and as many other vice presidents as the Board shall from time to time determine appropriate. Such officers shall be elected annually by the Board at the first meeting of the Board; provided, however, such officers may be removed by such Board and other persons may be elected by the Board as such officers in the manner provided in the Bylaws. The President shall be a director of the Association,

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but no other officer need be a director. The same person may hold two (2) offices, the duties of which are not incompatible.

ARTICLE VIII
FIRST OFFICERS

The names of the officers who are to serve until the first election of officers by the Board are as follows:

President	Pedro Max
Vice President:	Carlos Sandino
Secretary/Treasurer.	Larry Benton

ARTICLE IX
BOARD OF DIRECTORS

A. The affairs of this Association shall be managed by a Board of Directors, who shall be Members of the Association, provided, however, that until Turnover, the directors need not be Members of the Association. Until Turnover, the Board of Directors shall consist of directors appointed by the Class B Member who shall serve until the Class B Member no longer has the right to appoint any directors. After turnover, there shall be three (3) directors of the Association who will be elected by receiving the largest number of votes. Notwithstanding the foregoing, the Developer is entitled to elect at least one (1) member of the Board of Directors of the association as long as the Developer holds for sale in the ordinary course of business at least five percent (5%) of the Townhomes in the Property. After the Developer relinquishes control of the Association, the Developer may exercise the right to vote any Developer-owned voting interests in the same manner as any other Member, except for purposes of reacquiring control of the Association or selecting the majority of the members of the Board of Directors.

After the first post-Turnover Board of Directors is elected, the Members may vote to increase the number of directors on the Board of Directors to a maximum of seven (7) directors, by amending these Articles of Incorporation in accordance with the Amendment requirements set forth in Article XII of these Articles of Incorporation.

The names and addresses of the persons who are to serve as the first Board of Directors are as follows:

<u>Name</u>	<u>Address</u>
Pedro Max	780 NW 42nd Avenue, Suite 400 Miami, Florida 33126
Carlos Sandino	780 NW 42nd Avenue, Suite 400 Miami, Florida 33126
Larry Benton	780 NW 42nd Avenue, Suite 400 Miami, Florida 33126

ARTICLE X
INDEMNIFICATION

Every director and every officer of the Association (and the directors and/or officers as a group) shall be indemnified by the Association against all expenses and liabilities, including counsel

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fees (at all trial and appellate levels) reasonably incurred by or imposed upon him or diem in connection with any proceeding, litigation or settlement in which he may become involved by reason of his being or having been a director or officer of the Association. The foregoing provisions for indemnification shall apply whether or not he is a director or officer at the time such expenses are incurred. Notwithstanding the above, in instances where a director or officer admits or is adjudged guilty of willful misfeasance or malfeasance in the performance of his duties, the indemnifications provisions of these Articles shall not apply. Otherwise, the foregoing rights to indemnification shall be in addition to and not exclusive of any and all rights of indemnification to which a director or officer may be entitled whether by statute or common law.

ARTICLE XI
BYLAWS

The Bylaws of the Association shall be adopted by the First Board, and thereafter may be altered, amended or rescinded in the manner provided for in the Bylaws and the Act as is set forth in the Bylaws, the Bylaws may be amended by the affirmative vote of not less than a majority of the Members present at an annual Members meeting or a special meeting of the Members and the affirmative approval of a majority of the Board at a regular or special meeting of the Board.

ARTICLE XII
AMENDMENTS

A. Prior to the recording of the Declaration amongst the Public Records, these Articles may be amended only by an instrument in writing signed by all of the directors and filed in the office of the Secretary of State of the State of Florida. The instrument amending these Articles shall identify the particular Article or Articles being amended and give the exact language of such amendment, and a certified copy of such amendment shall always be attached to any certified copy of these Articles and shall be an exhibit to the Declaration upon the recording of any such Declaration.

B. After the recording of the Declaration in the Public Records, these Articles may be amended in the following manner:

1. Notice of the subject matter of the proposed amendment shall be included in the notice of any meeting (whether of the Board or of the Members) at which such proposed amendment is to be considered; and

2. A resolution approving the proposed amendment may be first passed by either the Board or the Members. After such approval of a proposed amendment by one of said bodies, such proposed amendment must be submitted and approved by the other of said bodies. Approval by the Members must be by a vote of a majority of the Members present at a meeting of the membership at which a quorum (as determined in accordance with the Bylaws) is present and approval by the Board must be by a majority of the directors present at any meeting of the directors at which a quorum (as determined in accordance with the Bylaws) is present.

C. A copy of each amendment shall be recorded amongst the Public Records.

D. Notwithstanding the foregoing provisions of this Article XII, there shall be no amendment to these Articles which shall abridge, amend or alter the rights of Declarant, including the right to designate and select the directors as provided in Article IX hereof, or the provisions of this Article XII, without the prior written consent therefore by Declarant.

E. Notwithstanding anything contained herein to the contrary, while the Declarant is entitled to appoint a majority of the Board of Directors, these Articles may be amended by a majority

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of the Board of Directors evidenced by a certificate of the Association. Said Amendment need only be executed and acknowledged by the Association and the consent of the Owners, the owner and holder of any lien encumbering a Townhome, or any others, shall not be required.


**ARTICLE XIII
REGISTERED AGENT**

The name and address of the initial Registered Agent is:

Interamerican Corporate Services LLC
2525 Ponce De Leon Boulevard, Suite 1225
Coral Gables, Florida 33134

The Subscriber has hereunto affixed its signature the day and year set forth below.


Dated: 6/23/10

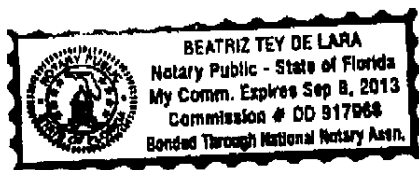

Carlos Sandino

STATE OF FLORIDA
COUNTY OF Miami-Dade

The foregoing instrument was acknowledged before me this 23rd day of June, 2010, by Carlos Sandino, as the subscriber of Terzetto Villas Homeowners' Association, Inc., a Florida not-for-profit corporation, for and on behalf of said corporation, and who is personally known to me or has provided _____ as identification.

{Notary Seal must be affixed}


(Signature of Notary)
Beatriz Tejada de Lara
(Print Name of Notary Public)
Notary Public, State of Florida
My Commission Expires: _____
Commission No.: _____



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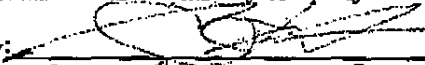
**CERTIFICATE DESIGNATING PLACE OF BUSINESS OR DOMICILE FOR THE
SERVICE OF PROCESS WITHIN THIS STATE, NAMING AGENT
UPON WHOM PROCESS MAY BE SERVED**

In compliance with the laws of Florida, the following is submitted:

That desiring to organize under the laws of the State of Florida with its principal office, as indicated in the foregoing articles of incorporation, in the County of Miami-Dade, State of Florida, the Association named in the said articles has named Interamerican Corporate Services LLC, a Florida limited liability company, with an address of 2525 Ponce De Leon Boulevard, Suite 1225 Coral Gables, Florida 33134 as its agent to accept service of process within Florida.

Having been named the statutory agent of said Association at the place designated in this certificate, I am familiar with the obligations of that position, and hereby accept the same and agree to act in this capacity, and agree to comply with the provisions of Florida law relative to keeping the registered office open.

Interamerican Corporate Services LLC,
a Florida limited liability company

By: 
Print Name: Alexander I. Kuvila

Its: MANAGER

Date: 6/23/2010

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SECRETARY OF STATE
TALLAHASSEE, FLORIDA

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