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FLORIDA PROFIT/NON PROFIT CORPORATION
Eloquence on the Bay Fractional Program Association

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**ARTICLES OF INCORPORATION
OF
ELOQUENCE ON THE BAY FRACTIONAL PROGRAM ASSOCIATION, INC.**

The undersigned, acting as the Incorporator of ELOQUENCE ON THE BAY FRACTIONAL PROGRAM ASSOCIATION, INC. under Chapter 617 of the Florida Statutes, submits the following Articles of Incorporation.

ARTICLE I. NAME

The name of this corporation shall be Eloquence on the Bay Fractional Program Association, Inc. (the "Corporation").

ARTICLE II. PRINCIPAL PLACE OF BUSINESS AND MAILING ADDRESS

The principal place of business and mailing address of the Corporation shall be:

2666 Brickell Avenue, 2nd Floor
Miami, FL 33129

ARTICLE III. DURATION AND COMMENCEMENT OF EXISTENCE

The Corporation shall have perpetual existence, commencing with the filing of these Articles of Incorporation with the Florida Department of State.

ARTICLE IV. PURPOSE

A. The Corporation is organized as a not for profit corporation for the purpose of operating the Eloquence on the Bay Fractional Program, which is a part of Eloquence on the Bay, A Condominium, located in Miami-Dade County, Florida, which qualifies as an exempt organization under Section 501(c)(3) of the Internal Revenue Code, or any corresponding section of any future federal tax code, or any corresponding section of any future federal tax code. Furthermore, this corporation may engage in only activities permitted under the laws of the State of Florida and the United States of America as shall constitute activities in furtherance of such exempt purposes.

B. As a means and incidental to accomplishing the purpose for which this corporation is being operated, it shall have such powers which now are or which hereafter may be conferred by law upon a corporation organized for the purposes hereinabove set forth or necessary or incidental to the powers so conferred or conducive to the attainment of the purposes of the corporation, subject to such limitations as are or may be prescribed by laws.

C. No part of the income or principal of this corporation shall inure to the benefit of or be distributed to any director or officer of the corporation or any other private individual, in such a fashion as to constitute an application of funds not within the purpose of exempt organizations described in Section 501(c)(3) of the Internal Revenue Code of 1986, as amended.

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However, reimbursement for expenditures or the payment of reasonable compensation for services rendered shall not be deemed to be a distribution of income or principal.

D. No part of the activities of this corporation shall consist of carrying on propaganda, or otherwise attempting to influence legislation, and this corporation shall not participate in, or intervene in (including the publishing or distributing of statements) any political campaign on behalf of any candidate for public office.

E. In the event of the complete or partial liquidation or dissolution of the corporation, whether voluntary or involuntary, the balance of all money and other property received by the corporation from any source, after the payment of all debts and obligations of the corporation, shall be used or distributed, subject to the order of the Circuit Court of the State of Florida, as provided by law, exclusively to one or more organizations then described in Sections 501(c)(3) and 509(a)(1) or 509(a)(2) of the Internal Revenue Code of 1986, as amended, or to the federal, state or local government for exclusively public purposes.

ARTICLE V. ELECTION OF DIRECTORS/OFFICERS

The directors and officers of the Corporation shall be elected in the manner set forth in the Bylaws of the Corporation. The directors and officers of the Corporation shall be:

Alex Jimenez-Ness – Director, President, Assistant Secretary
2666 Brickell Avenue, 2nd Floor
Miami, FL 33129

Juan P. Anzola – Director, Vice President, Secretary
2666 Brickell Avenue, 2nd Floor
Miami, FL 33129

Francisco J. Jimenez – Director, Vice President, Treasurer
2666 Brickell Avenue, 2nd Floor
Miami, FL 33129

ARTICLE VI. LIMITATIONS ON CORPORATE POWER

The corporate powers of the Corporation are as provided in Section 617.0302, Florida Statutes, except that no part of the assets or net earnings of the Corporation shall inure to the benefit of, or be distributable to its members, directors, officers, or other private persons, except that the Corporation shall be authorized and empowered to pay reasonable compensation for services rendered and to make payments and distributions in furtherance of the purposes set forth in Article IV hereof.

ARTICLE VII. INCORPORATOR

The name and address of the Incorporator is Mark I. Aronson, 701 Brickell Avenue, Suite 3000, Miami, FL 33131.


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ARTICLE VIII. REGISTERED AGENT

The street address of the initial registered office of the Corporation is 2666 Brickell Avenue, 2nd Floor, Miami, FL 33129. The name of the initial registered agent of the Corporation at that address, who is authorized to receive service of process is Francisco J. Jimenez.

IN WITNESS WHEREOF, the undersigned Incorporator has executed these Articles of Incorporation as of this 20th day of October, 2010.


Mark I. Aronson,
Incorporator

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ACCEPTANCE OF REGISTERED AGENT DESIGNATED
IN ARTICLES OF INCORPORATION

That ELOQUENCE ON THE BAY FRACTIONAL PROGRAM ASSOCIATION, INC. desiring to organize under the laws of the State of Florida, has named Francisco J. Jimenez as its agent to accept service of process within this state.

ACKNOWLEDGMENT:

Having been named to accept service of process for the above-referenced Corporation at 2666 Brickell Avenue, 2nd Floor, Miami, FL 33129, the undersigned hereby agrees to act in this capacity, agrees to comply with the provisions of all statutes relative to the proper and complete performance of the duties of a registered agent, and accepts the duties and obligations of Section 617.0503, Florida Statutes.

Dated this 20th day of October, 2010.

By: 

Francisco J. Jimenez

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