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SECRETARY OF STATE  
DIVISION OF CORPORATIONS  
11 AUG 17 AM 11:12

PS 8/18/11

**COVER LETTER**

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

SUBJECT: Pompano Industrial Park 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: \_\_\_\_\_  
Name (Printed or typed)

\_\_\_\_\_  
Address

\_\_\_\_\_  
City, State & Zip

954-961-3300  
Daytime Telephone number

alberto @ amdevelopers.net  
E-mail address: (to be used for future annual report notification)

**Matthew B. Wealcatch, P.A.**  
3595 Sheridan Street, Suite #208  
Hollywood, FL 33021

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

11 AUG 17 AM 11:12

**ARTICLES OF INCORPORATION**  
**OF**  
**POMPANO INDUSTRIAL PARK**  
**CONDOMINIUM ASSOCIATION, INC.**

I the undersigned incorporate, hereby make, acknowledge and file these Articles of Incorporation for the purpose of forming a non-profit corporation under the laws of the State of Florida, pursuant to Florida Statutes 617.

**ARTICLE I**

**NAME**

The name of this corporation shall be:

**POMPANO INDUSTRIAL PARK CONDOMINIUM ASSOCIATION, INC.,  
a Florida not-for-profit corporation**

Its principal place of business and/or mailing address shall be:

**POMPANO INDUSTRIAL CONDOMINIUM ASSOCIATION, INC.  
1091 NW 31 Ave., Suite C- 1  
Pompano Beach, FL 33069**

**ARTICLE II**

**NATURE OF BUSINESS**

The general purpose for which this Corporation is organized is to transact any or all lawful business for which non-profit corporations may be incorporated under Chapter 617 Florida Statutes. The specific purpose of this non-profit corporation shall be to be the "Association" as defined in the Condominium Act, F.S. 718 for the operation of the **POMPANO INDUSTRIAL PARK CONDOMINIUM**

**ARTICLE III**

**MEMBERSHIP**

All persons who are owners of condominium parcels within said Condominium shall automatically be members of this corporation. Such membership shall automatically terminate when such a person is no longer the owner of a condominium parcel. Membership in this corporation shall be limited to such condominium parcel owners. Subject to the foregoing, admission to and termination of membership shall be governed by the Declaration of Condominium that shall be filed among the public records of Broward County, Florida.

#### **ARTICLE IV**

#### **TERMS OF EXISTENCE**

The term of this corporation shall commence with the filing of these Articles of Incorporation. The Corporation shall exist perpetually unless dissolved according to law.

#### **ARTICLE V**

#### **INITIAL REGISTERED OFFICE AND AGENT**

The street address of this Corporation in the State of Florida shall be:

**1091 NW 31 Ave., Suite C- 1  
Pompano Beach, FL 33069**

The name of the initial registered agent of this Corporation at that address shall be:

**Alberto Mizrahi  
1091 NW 31 Ave., Suite C- 1  
Pompano Beach, FL 33069**

#### **ARTICLE VI**

#### **BOARD OF DIRECTORS**

The powers of the Corporation shall be exercised by or under the authority of, and the business and affairs of the Corporation shall be managed under the direction of, a Board of Directors, which shall have three (3) directors initially. The number of directors may be increased or decreased by the shareholders from time to time as provided in the By-Laws of the Corporation but shall never be less than three. The Directors subsequent to the first Board of Directors, shall be elected at the annual meeting of the membership for a term of one (1) year, or until their successors shall be elected and shall qualify. Provisions for such election, and provisions respecting the removal, disqualification and resignation of Directors and for filling vacancies on the Directorate, shall be established by the By-laws.

## **ARTICLE VII**

### **DIRECTORS-NAMES AND STREET ADDRESSES**

The names and street addresses of the members of the first Board of Directors who shall hold office until their successors have been duly elected or appointed and have qualified are as follows:

**Alberto Mizrahi**  
**1091 NW 31 Ave., Suite C- 1**  
**Pompano Beach, FL 33069**

**Cherma Mizrahi**  
**1091 NW 31 Ave., Suite C- 1**  
**Pompano Beach, FL 33069**

**Sandra Garcia**  
**1091 NW 31 Ave., Suite C- 1**  
**Pompano Beach, FL 33069**

## **ARTICLE VIII**

### **INCORPORATOR**

The name and the street address of the incorporator signing these Articles of Incorporation are as follows:

**Alberto Mizrahi**  
**1091 NW 31 Ave., Suite C- 1**  
**Pompano Beach, FL 33069**

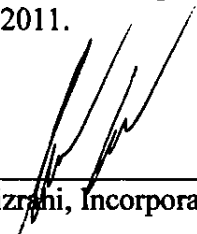
## **ARTICLE IX**

### **DIVIDENDS**

There shall be no dividends paid to any of the members nor shall any of the income of the corporation be distributed to its Board of Directors or Officers. In the event there are any excess receipts over disbursements as a result of performing services, such excess shall be either refunded to the Unit Owners or kept by the Association and applied against the Association's expenses for the following year as shall be determined by a vote of the Unit Owners, subject to approval by the Board of Directors of the Association. The Corporation may pay compensation in a reasonable amount to its officers, directors or employee members in conformity with its purposes and Florida Statutes, and upon dissolution or final liquidation, may take distribution to its members as is permitted by

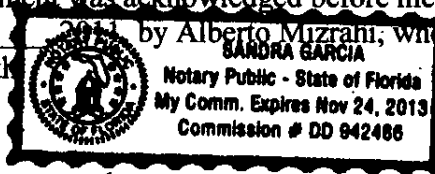
the Court having jurisdiction thereof, and no such payment, benefit or distribution shall be deemed to be dividend or distribution of income.


IN WITNESS WHEREOF, the undersigned incorporator has made and subscribed these Articles of Incorporation, at Pompano Beach, Florida for the uses and purposes aforesaid, this 3 day of AUGUST, 2011.

  
Alberto Mizrahi, Incorporator

STATE OF FLORIDA)  
COUNTY OF BROWARD)

THE FOREGOING instrument was acknowledged before me this 3 day of AUGUST, 2011, by Alberto Mizrahi, who is personally known to me and who didn't take an oath.



  
Notary Public, State of Florida  
My Commission Expires: 11/24/13

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SECRETARY OF STATE  
DIVISION OF CORPORATIONS  
11 AUG 17 AM 11:12

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SECRETARY OF STATE  
DIVISION OF CORPORATIONS

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**DESIGNATION AND ACCEPTANCE  
OF  
REGISTERED AGENT**

In pursuance of Section 48.901 and Chapter 607, Florida Statutes, **POMPANO INDUSTRIAL PARK CONDOMINIUM ASSOCIATION, INC.**, having filed its Articles of Incorporation contemporaneously herewith, with its registered offices as indicated therein at 1091 NW 31 Ave., Suite C- 1, Pompano Beach, FL 33069, has named Alberto Mizrahi, located thereat, as its registered agent to accept service of process within this State.

Having been named as registered agent to accept service of process for the above-stated corporation, at the location designated herein, I hereby accept the appointment to act in this capacity, and agree to comply with the laws of Florida applicable thereto.

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**ALBERTO MIZRAHI**  
Registered Agent