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FLORIDA PROFIT/NON PROFIT CORPORATION
Downtown Doral Townhomes Homeowners Association, Inc

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June 30, 2014

FLORIDA DEPARTMENT OF STATE
Division of Corporations

WHITE & CASE

SUBJECT: DOWNTOWN DORAL TOWNHOMES HOMEOWNERS ASSOCIATION, INC.
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P.O BOX 6327 - Tallahassee, Florida 32314

ARTICLES OF INCORPORATION
OF
DOWNTOWN DORAL TOWNHOMES HOMEOWNERS ASSOCIATION, INC.
A Corporation Not For Profit

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SECRETARY OF STATE
TALLAHASSEE, FLORIDA

The undersigned incorporators, desiring to form a corporation not for profit under Chapter 617, Florida Statutes, as amended, hereby associate ourselves into a corporation (the "Association") for the purposes and with the powers hereinafter specified, and adopt the following Articles of Incorporation:

ARTICLE I

NAME AND PLACE OF BUSINESS

The name of the Association shall be DOWNTOWN DORAL TOWNHOMES HOMEOWNERS ASSOCIATION, INC. and the principal place of business shall be 135 San Lorenzo Avenue, Suite 740, Coral Gables, Florida 33146.

ARTICLE II

PURPOSES

The purposes of the Association are those purposes as are authorized by the Declaration of Covenants, Restrictions and Easements for The Townhomes at Downtown Doral recorded (or to be recorded) in the Public Records of Miami-Dade County, Florida, as hereafter amended and/or supplemented from time to time (the "Declaration," capitalized terms used but not otherwise defined herein will have the meaning set forth in the Declaration). The further objects and purposes of the Association are to preserve the values and amenities in the Property and to maintain the Common Area thereof for the benefit of the Members of the Association. The Association shall be conducted as a not-for-profit organization for the benefit of the Members.

ARTICLE III

POWERS

The Association shall have all of the common law and statutory powers of a corporation not for profit which are not in conflict with the terms of these Articles and the Declaration. The Association shall also have all of the powers necessary powers to provide for the general health and welfare of the Members and to implement the purposes of the Association as set forth in the Association Documents, including, without limitation, the following:

A. Management. The Association shall have the power to contract for the management of the Association and, in connection therewith, to delegate to the party with whom such contract has been entered into (which may be an affiliate of the Developer) the powers and duties of the Association, except those which require specific approval of the Board of Directors or Members.

B. Rules and Regulations. Make and establish reasonable Rules and Regulations governing the use of the Property.

C. Assessments. Levy and collect Assessments against Members to defray the cost of performing its duties under the Declaration.

D. Maintenance. Maintain, repair, replace, operate and manage the Property, including the right to reconstruct improvements after casualty and further to improve and add to the Property.

E. Enforcement. Enforce the provisions of these Articles, the Declaration, the Bylaws, and all Rules and Regulations governing use of the Property which may from time to time be established.

F. Other Rights and Duties. Exercise, undertake and accomplish all of the rights, duties and obligations which may be granted to or imposed upon the Association in the Declaration or by applicable law.

ARTICLE IV

MEMBERSHIP AND VOTING RIGHTS

Section 4.1 Membership. Every Person who is a record owner of fee title in any Residential Unit shall be a Member of the Association, provided that any such Person who holds such interest merely as security for the performance of an obligation shall not be a Member. The Membership of such Person shall be automatically terminated when such Person is divested of title or ownership in such Residential Unit, provided that nothing herein contained shall be construed as terminating the Membership of any Person owning fee title in two (2) or more Residential Units at any time while such Person shall retain fee title in at least one Residential Unit.

Section 4.2 Voting Rights.

A. The Association shall have two (2) classes of voting membership:

Class A. Class A Members shall be all those Owners as defined in Section 4.1 of this Article with the exception of the Developer (as long as the Class B Membership shall exist, and thereafter, the Developer shall be a Class A Member to the extent it would otherwise qualify). Class A Members will be entitled to one (1) vote for each Residential Unit in which they hold the interests required for membership pursuant to Section 4.1 hereof, as further described in Section 3.9 of the Bylaws.

Class B. The Class B Member shall be the Developer. The Class B member shall be entitled to one (1) vote, plus two (2) votes for each vote entitled to be cast in the aggregate at any time and from time to time on behalf of the Class A Members. The Class B Membership shall cease and terminate (as applicable, the "Turnover Date"): (a) the earlier of (i) ninety (90) days after ninety percent (90%) of the Residential Units have been sold and conveyed by the Developer or (ii) such date as necessary to comply with the requirements of any governmentally chartered entity with regard to the mortgage financing of the Residential Units, or (b) sooner at the election of Developer (whereupon the Class A Members shall be obligated to elect the Board of Directors and assume control of the Association).

B. The Association reserves the right to suspend the voting rights of any Member for the nonpayment of regular annual assessments that are delinquent in excess of ninety (90) days.

Section 4.3 Prior to Recordation. Until such time as the Declaration is recorded, the membership of the Association shall be comprised of the subscribers to these Articles, each of whom shall be entitled to cast a vote on all matters upon which the Membership would be entitled to vote.

ARTICLE V

CORPORATE EXISTENCE

The Association shall have perpetual existence; provided that if it is dissolved, its assets shall be conveyed to another Association or public agency having a similar purpose.

ARTICLE VI

OFFICERS

Section 6.1 **Management.** The affairs of the Association shall be managed by the President of the Association, assisted by the Vice President(s), Secretary and Treasurer and, if any, the Assistant Secretaries and Assistant Treasurers (collectively, the "**Officers**"), subject to the direction of the Board of Directors. The Board of Directors, or the President with the approval of the Board of Directors, may employ a managing agent, agency and/or other managerial and supervisory personnel or entity to administer or assist in the administration of the operation and management of the Property and the affairs of the Association, and any and all such person(s) and/or entity(ies) may be so employed without regard to whether such person or entity is a Member of the Association or a Director or Officer of the Association, as the case may be.

Section 6.2 **Election and Appointment of Officers.** The Officers of the Association, in accordance with any applicable provision of the Bylaws, shall be elected by the Board of Directors for terms of one (1) year and thereafter until qualified successors are duly elected and have taken office. The Bylaws may provide for the method of voting in the election for, and the removal from office of, Officers, and the filling of vacancies and duties of the Officers. The President shall be a Director, but no other Officer need be a Director. The same person may hold two (2) offices, the duties of which are not incompatible; provided, however, that the office of President and Vice President shall not be held by the same person, nor shall the office of President and Secretary or Assistant Secretary be held by the same person. If the office of President shall become vacant for any reason, or if the President shall be unable or unavailable to act, the Vice President shall automatically succeed to the office or perform its duties and exercise its powers. If any office shall become vacant for any reason, the Board of Directors may elect or appoint an individual to fill such vacancy.

Section 6.3 **First Officers.** The Officers of the Association, who shall hold office until their successors are selected and have qualified as set forth under these Articles, the Bylaws and/or applicable provisions of the laws of Florida, are as follows:

President/Assistant Secretary	Harold L. Eisenacher
Vice President/Treasurer	Andres Miyares
Secretary	Cindy Raybon

ARTICLE VII

BOARD OF DIRECTORS

Section 7.1 **Number of Directors.** The property, business and affairs of the Association shall be managed by a Board of Directors. The number of Directors on the first Board of Directors shall be three (3). The number of Directors on any succeeding Board of Directors shall also be three (3) unless otherwise provided in the Bylaws. A majority of the Board of Directors shall constitute a quorum for the transaction of business.

Section 7.2 **Election of Board of Directors.** Prior to the Turnover Date, all of the Directors will be appointed by the Class B Member. The Class B Member shall have the right to appoint the Directors by written notice to such effect or by an announcement reflected in the minutes of the Annual Member's Meeting (as defined in the Bylaws). From and after the Turnover Date, the Directors shall be elected by the Members at the Annual Member's Meeting as provided in the Bylaws. The Bylaws shall provide for the method of voting in the election and for removal from office of Directors. All Directors must be Members of the Association and reside in the Property or such Directors may be authorized representatives, officers, or employees of corporate Members of the Association or designees of the Class B Member. Notwithstanding the foregoing, the Class B Member shall be entitled at any time to waive in writing its right to appoint Directors prior to the Turnover Date as set forth herein and thereafter to vote in elections for Directors in the same manner as other Owners of Residential Units, if applicable.

Section 7.3 Duration of Office. A Director designated by the Class B Member may be removed only by the Class B Member in its sole discretion and without any need for a meeting or vote. Except as set forth herein, in the Bylaws or pursuant to applicable law, Members elected to the Board of Directors shall hold office until the next succeeding Annual Member's Meeting, and thereafter until qualified successors are duly elected and have taken office.

Section 7.4 Vacancies. The Class B Member shall have the unqualified right to name a successor for any vacancy as to a Director designated, or entitled to be designated, by it, and the Class B Member shall notify the Board of Directors as to the name of the successor Director and of the commencement date for the term of such successor Director. If a Director elected by the general membership shall for any reason cease to be a Director, the remaining Directors so elected may elect a successor to fill the vacancy for the balance of the term.

Section 7.5 First Board of Directors. The names and addresses of the Persons appointed to the first Board of Directors by the Class B Member, who shall hold office until their successors are selected and have qualified as set forth under these Articles, the Bylaws and/or applicable provisions of the laws of Florida, are as follows:

Andres Miyares	135 San Lorenzo Avenue Suite 740 Coral Gables, Florida 33146
Harold L. Eisenacher	135 San Lorenzo Avenue Suite 740 Coral Gables, Florida 33146
Cindy Raybon	135 San Lorenzo Avenue Suite 740 Coral Gables, Florida 33146

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TALLAHASSEE, FLORIDA

ARTICLE VIII

BYLAWS

The Board of Directors shall adopt Bylaws consistent with these Articles. Such Bylaws may be altered, amended or repealed in the manner set forth in the Bylaws.

ARTICLE IX

AMENDMENTS AND PRIORITY

Section 9.1 Amendment. Prior to the Turnover Date, the Class B Member shall have the right to amend, change, delete or add to these Articles at any time and from time to time as it deems appropriate, without the joinder or consent of any Person whatsoever so long as the same does not materially and adversely affect the rights of Owners or Institutional First Mortgagees. The Class B Member's right to amend under this provision is to be construed as broadly as possible. In the event that the Association shall desire to amend these Articles prior to the Turnover Date, the Association must first obtain the Class B Member's prior written consent to any proposed amendment. After the Turnover Date, these Articles may be amended, changed, deleted or added to upon the affirmative vote of the Owners of at least seventy-five percent (75%) of the Residential Units present in person or by proxy at any Annual Members' Meeting or any special meeting of the Members called for that purpose or who have acted by written response in lieu of a meeting as permitted by the Bylaws; provided that so long as the Developer or its affiliates is the Owner of any Residential Unit affected by these Articles, the Developer's consent must be obtained if such amendment, in the sole opinion of the Developer, adversely affects its interest. Any amendment approved as required hereby shall be transcribed and certified in such form as may be necessary to file the same in the office of the Secretary of State of the State of Florida. A certified copy of the approved amendment shall also be recorded in the public records of Collier County, Florida within thirty (30) days from the date approved.

Section 9.2. Priority. In case of any conflict between these Articles and the Bylaws, these Articles shall control; and in case of any conflict between these Articles and the Declaration, the Declaration shall control.

ARTICLE X

INCORPORATORS

The name and address of the incorporator of the Association is:

<u>Name</u>	<u>Address</u>
Harold L. Eisenacher	135 San Lorenzo Avenue Suite 740 Coral Gables, Florida 33146

ARTICLE XI

INDEMNIFICATION

Section 11.1 Indemnification. The Association shall indemnify any person who was or is a party or is threatened to be made a party to any threatened, pending or contemplated action, suit or proceeding, whether civil, criminal, administrative or investigative, by reason of the fact that he or she is or was a Director, employee, Officer or agent of the Association, against all expenses (including attorneys' fees and appellate attorneys' fees), judgments, fines and amounts paid in settlement actually and reasonably incurred by him or her in connection with such action, suit or proceeding, unless (a) it is determined by a court of competent jurisdiction, after all available appeals have been exhausted or not pursued by the proposed indemnitee, that he or she did not act in good faith or that he acted in a manner he believed to be not in or opposed to the best interest of the Association, and, with respect to any criminal action or proceeding, that he or she had reasonable cause to believe his or her conduct was unlawful, and (b) such court further determines specifically that indemnification should be denied. The termination of any action, suit or proceeding by judgment, order, settlement, conviction, or upon a plea of nolo contendere or its equivalent, shall not, in and of itself, create a presumption that the person did not act in good faith or did act in a manner which he or she believed to be in or opposed to the best interest of the Association, and with respect to any criminal action or proceeding, that he or she had reasonable cause to believe that his or her conduct was unlawful.

Section 11.2 Expenses. To the extent that a Director, Officer, employee or agent of the Association has been successful on the merits or otherwise in defense of any action, suit or proceeding referred to in Section 11.1 of this Article XI or in defense of any claim, issue or matter therein, he or she shall be indemnified against expenses (including attorneys' fees and appellate attorneys' fees) actually incurred by him or her in connection therewith. Notwithstanding the foregoing, Association funds will not be used by the Developer to defend a civil or criminal action, administrative proceeding, or arbitration proceeding that has been filed against the Developer or Directors appointed to the Association by the Developer, even when the subject of the action or proceeding concerns the operation of the Developer controlled Association.

Section 11.3 Cumulative. The indemnification provided by this Article shall not be deemed exclusive of any other rights to which those seeking indemnification may be entitled under any bylaw, agreement, vote of Members or otherwise, both as to action in his or her official capacity while holding such office or otherwise, and shall continue as to a person who has ceased to be Director, Officer, employee or agent and shall inure to the benefit of the heirs, executors and administrators of such person.

Section 11.4 Insurance. The Association shall have the power to purchase and maintain insurance on behalf of any person who is or was a Director, Officer, employee or agent of the Association, or is or was serving at the request of the Association as a director, officer, employee or agent of another corporation, partnership, joint venture, trust or other enterprise, against any liability asserted against him or her and incurred by him or her in any

such capacity, or arising out of his or her status as such, whether or not the Association would have the power to indemnify him or her against such liability under the provisions of this Article.

Section 11.5 No Amendment. The provisions of this Article XI shall not be amended.

ARTICLE XII

REGISTERED AGENT

Until changed, Rad Diaz shall be the registered agent of the Association and the registered office shall be at Miami Management, 1145 Sawgrass Corporate Parkway, Sunrise, Florida 33323.

IN WITNESS WHEREOF, the aforesaid incorporator has hereunto set his hand this 24th day of June, 2014.


Harold L. Eisenacher

SECRETARY OF STATE
TALLAHASSEE, FLORIDA

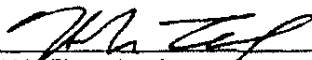
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**CERTIFICATE DESIGNATING REGISTERED AGENT
AND REGISTERED OFFICE**

In compliance with Florida Statutes Sections 48.091 and 617.0501, 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 corporation named in said Articles has named Rad Diaz, as its registered office, and has named Miami Management, 1145 Sawgrass Corporate Parkway, Sunrise, Florida 33323, located at said address, as its registered agent.

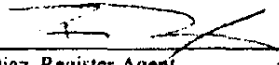


Harold L. Eisenacher, Incorporator

ACCEPTANCE OF REGISTERED AGENT

Having been named as registered agent to accept service of process for Downtown Doral Townhomes Homeowners Association, Inc., at the place designated in this certificate, I 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.

Dated this 24th day June, 2014.



Rad Diaz, Register Agent

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