

# N140000010479

Florida Department of State  
Division of Corporations  
Electronic Filing Cover Sheet

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SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

14 NOV 13 PM 12:23

APPROVED  
AND  
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**FLORIDA PROFIT/NON PROFIT CORPORATION  
EAST WYNWOOD PROPERTY OWNER'S ASSOCIATION, INC.**

Certificate of Status	0
Certified Copy	1
Page Count	03
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SECRETARY OF STATE  
TALLAHASSEE, FLORIDA  
14 NOV 13 PM 4:30



November 13, 2014

FLORIDA DEPARTMENT OF STATE  
Division of Corporations

LAZARUS

SUBJECT: EAST WYNWOOD PROPERTY OWNER'S ASSOCIATION, INC.  
REF: W14000068517

We received your electronically transmitted document. However, the document has not been filed. Please make the following corrections and refax the complete document, including the electronic filing cover sheet.

Section 617.0202(d), Florida Statutes, requires the manner in which directors are elected or appointed be contained in the articles of incorporation or a statement that the method of election of directors is as stated in the bylaws.

If your business entity does not intend to transact business until January 1st of the upcoming calendar year, you may wish to revise your document to include an effective date of January 1st. If you do not list an effective date of January 1st, your business entity will become effective this calendar year and it will be required to file an annual report and pay the required annual report fee for the upcoming calendar year this coming January, which is merely weeks away. By listing an effective date of January 1st, the entity's existence will not begin until January 1st of the upcoming year and will, therefore, postpone the entity's requirement to file an annual report and pay the required annual report filing fee until the following calendar year.

If you have any further questions concerning your document, please call (850) 245-6052.

Valerie Herring  
Regulatory Specialist II  
New Filing Section

FAX Aud. #: H14000256504  
Letter Number: 414A00024162



November 4, 2014

FLORIDA DEPARTMENT OF STATE  
Division of Corporations

LAZARUS

SUBJECT: EAST WYNWOOD PROPERTY OWNER'S ASSOCIATION, INC.  
REF: W14000066880

We received your electronically transmitted document. However, the document has not been filed. Please make the following corrections and refax the complete document, including the electronic filing cover sheet.

The purpose contained in your articles of incorporation should be more specific. Please correct your articles to reflect the specific purpose for which the non profit corporation is being organized.

If your business entity does not intend to transact business until January 1st of the upcoming calendar year, you may wish to revise your document to include an effective date of January 1st. If you do not list an effective date of January 1st, your business entity will become effective this calendar year and it will be required to file an annual report and pay the required annual report fee for the upcoming calendar year this coming January, which is merely weeks away. By listing an effective date of January 1st, the entity's existence will not begin until January 1st of the upcoming year and will, therefore, postpone the entity's requirement to file an annual report and pay the required annual report filing fee until the following calendar year.

If you have any further questions concerning your document, please call (850) 245-6052.

Valerie Herring  
Regulatory Specialist II  
New Filing Section

FAX Aud. #: H14000256504  
Letter Number: 914A00023566

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REC-4345 P. 004/005  
AND FILED

**ARTICLES OF INCORPORATION**  
In compliance with Chapter 617, F.S., (Not for Profit)

14 NOV 13 PM 12:36

**ARTICLE I NAME**

The name of the corporation shall be: EAST WYNWOOD PROPERTY OWNER'S ASSOCIATION, INC.

SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

**ARTICLE II PRINCIPAL OFFICE**

Principal street address:  
309 - 23rd Street, Suite 300

Mailing address, if different is:

Miami Beach, FL 33139

**ARTICLE III PURPOSE**

The purpose for which the corporation is organized is: to engage in any activities or business permitted by applicable law as a nonprofit organization formed and operated within the meaning of section 501 of the Internal Revenue Code and to promote the best interests of property owners in the district, generally bound by North Miami Avenue to the West, the Florida East Coast railroad tracks to the East, 29th Street to the North, and 20th Street to the South, all located within Miami-Dade County, Florida, and hereafter to be further identified as "East Wynwood". The Corporation shall not be operated for profit and shall make no distribution of income to its members, directors or its members, directors or officers.

**ARTICLE IV MANNER OF ELECTION** The manner in which the directors are elected and appointed: as provided in the Bylaws

**ARTICLE V INITIAL OFFICERS AND/OR DIRECTORS**

Name and Title: Ronald S. Bloomberg - P, S & T Name and Title: \_\_\_\_\_

Address: 309 - 23rd Street, Suite 300 Address: \_\_\_\_\_  
Miami Beach, FL 33139

Name and Title: \_\_\_\_\_ Name and Title: \_\_\_\_\_

Address: \_\_\_\_\_ Address: \_\_\_\_\_

Name and Title: \_\_\_\_\_ Name and Title: \_\_\_\_\_

Address: \_\_\_\_\_ Address: \_\_\_\_\_

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APPROVED AND FILED #4345 P.005/005

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14 NOV 13 PM 12:30

SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

Name and Title: \_\_\_\_\_ Name and Title: \_\_\_\_\_  
 Address: \_\_\_\_\_ Address: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Name and Title: \_\_\_\_\_ Name and Title: \_\_\_\_\_  
 Address: \_\_\_\_\_ Address: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

**ARTICLE VI REGISTERED AGENT**

The name and Florida street address (P.O. Box NOT acceptable) of the registered agent is:

Name: George E. McArdle  
 Address: 806 S. Douglas Road, Suite 625  
Coral Gables, FL 33134

**ARTICLE VII INCORPORATOR**

The name and address of the Incorporator is:

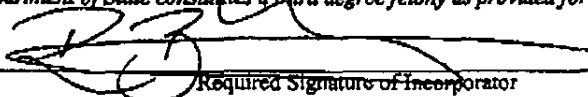
Name: Ronald S. Bloomberg  
 Address: 309 - 23rd Street, Suite 300  
Miami Beach, FL 33139

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

  
 Required Signature of Registered Agent

11-3-2014  
Date

I submit this document and affirm that the facts stated herein are true. I am aware that any false information submitted in a document to the Department of State constitutes a third degree felony as provided for in s.817.155, F.S.

  
 Required Signature of Incorporator

11-3-2014  
Date

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