

09/24/2032

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Florida Department of State
Division of Corporations
Electronic Filing Cover Sheet

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SECRETARY OF STATE
TALLAHASSEE, FLORIDA

14 NOV 13 PM 12:22

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
Estimated Charge	\$78.75

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09/24/2032 06:25

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14 NOV 13 PM 4:30
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TALLAHASSEE, FLORIDA



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

P.O BOX 6327 - Tallahassee, Florida 32314



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

H14000256504

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

H24345 P. 004/005

AND
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14 NOV 13 PM 12:30

ARTICLE I NAME

The name of the corporation shall be:

EAST WYNWOOD PROPERTY OWNER'S ASSOCIATION, INC.**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 DIRECTORSName 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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09/24/2032 06:25

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#4345 P. 005/005

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14 NOV 13 PM 12:30

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:

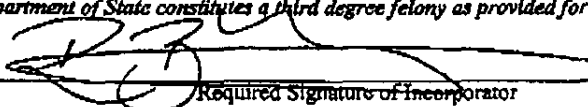
Name: Ronald S. Bloomberg
Address: 309 - 23rd Street, Suite 300
Miami Beach, FL 33139

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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