

N16000006753

**Florida Department of State
Division of Corporations
Electronic Filing Cover Sheet**

Note: Please print this page and use it as a cover sheet. Type the fax audit number (shown below) on the top and bottom of all pages of the document.

(((H16000161728 3)))



H160001617283ABC%

Note: DO NOT hit the REFRESH/RELOAD button on your browser from this page. Doing so will generate another cover sheet.

To:

Division of Corporations
Fax Number : (850) 617-6381

From:

Account Name : GUNSTER, YOAKLEY & STEWART, P.A.
Account Number : 076117000420
Phone : (561) 650-0728
Fax Number : (561) 671-2527

****Enter the email address for this business entity to be used for future annual report mailings. Enter only one email address please.**

Email Address: rcs@landstardevelopment.com

**FLORIDA PROFIT/NON PROFIT CORPORATION
AVENIR MASTER PROPERTY OWNERS ASSOCIATION,
INC.**

Certificate of Status	1
Certified Copy	0
Page Count	02
Estimated Charge	\$78.75

FILED
16 JUL -7 AM 8:13
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

RECEIVED
16 JUL -7 PM 4:46
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

FILED

16 JUL -7 AM 8:13

H16000161728 3

**ARTICLES OF INCORPORATION
OF
AVENIR MASTER PROPERTY OWNERS ASSOCIATION, INC.
(a Florida Corporation Not For Profit)**

In compliance with the requirements of the laws of the State of Florida, and for the purpose of forming a corporation not-for-profit, the undersigned does hereby acknowledge:

**ARTICLE I
NAME**

The name of the corporation shall be: AVENIR MASTER PROPERTY OWNERS ASSOCIATION, INC. (the "Corporation").

**ARTICLE II
EXISTENCE**

The Corporation shall have perpetual existence.

**ARTICLE III
PRINCIPAL OFFICE**

The principal place of business and mailing address of the Corporation shall be: 550 Biltmore Way, Suite 1110, Coral Gables, Florida 33134-5730.

**ARTICLE IV
PURPOSE**

The purpose of the Corporation shall be to operate as a Homeowners' association as defined in Section 720.301(9), Florida Statutes.

**ARTICLE V
INITIAL REGISTERED AGENT AND STREET ADDRESS**

The name and Florida street address of the initial registered agent are: Rosa Eckstein Schechter, Esq., 550 Biltmore Way, Suite 1110, Coral Gables, Florida 33134-5730.

**ARTICLE VI
BYLAWS**

The bylaws of the Corporation may be adopted, altered, amended, or repealed by the Board of Directors of the Corporation. The method of appointing or electing the Board of Directors of the Corporation shall be set forth in the bylaws of the Corporation.

FILED H16000161728 3

16 JUL -7 AM 8:13

SECRETARY OF STATE
TALLAHASSEE FLORIDA

ARTICLE VII
INCORPORATOR

The name and address of the Incorporator is as follows:

Rosa Eckstein Schechter, Esq.
550 Biltmore Way, Suite 1110
Coral Gables, Florida 33134-5730

ARTICLE VII
AMENDMENT

The Corporation reserves the right to amend or repeal any provisions contained in these Articles of Incorporation, or any amendment hereto.

IN WITNESS WHEREOF, the undersigned has executed these Articles of Incorporation as of the 5th day of July, 2016.


Rosa Eckstein Schechter, Incorporator

ACCEPTANCE OF APPOINTMENT AS REGISTERED AGENT

Having been named as registered agent and to accept the service of process for the above-stated limited liability company at the place designated in these Articles, Rosa Eckstein Schechter hereby accepts the appointment as registered agent and agrees to act in this capacity. Rose Eckstein Schechter further agrees to comply with the provisions of all statutes relating to the proper and complete performance of her duties, and is familiar with and accepts the obligations of her position as registered agent as provided for in Chapter 608, F.S.


ROSA ECKSTEIN SCHECHTER

DATED: July 5, 2016