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

From: Account Name : SNYDER INTERNATIONAL LAW GROUP, P.A.  
Account Number : F20120000060  
Phone : (786)899-2880  
Fax Number : (786)899-2890

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Email Address: myles@snyderintl.com

**FLORIDA PROFIT/NON PROFIT CORPORATION**  
**BAY BREEZE RESIDENCES CONDOMINIUM ASSOCIATION, INC.**

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December 7, 2016

FLORIDA DEPARTMENT OF STATE

Division of Corporations

SYNDER INTERNATIONAL LAW GROUP, PA

SUBJECT: BAY BREEZE RESIDENCES CONDOMINIUM ASSOCIATION, INC.  
REF: W16000081838

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 registered agent must sign accepting the designation.

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. #: H16000290376  
Letter Number: 716A00026025

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ARTICLES OF INCORPORATION  
OF  
BAY BREEZE RESIDENCES CONDOMINIUM ASSOCIATION, INC.

We, the undersigned, for the purpose of forming a not-for-profit corporation in accordance with the laws of the State of Florida, acknowledge and file these Articles of Incorporation in the Office of the Secretary of the State of Florida.

I.  
NAME

The name of this corporation shall be BAY BREEZE RESIDENCES CONDOMINIUM ASSOCIATION, INC. For convenience, the corporation shall herein be referred to as the "Association".

II.  
PURPOSES AND POWERS

The purpose of the Association shall be to form, manage, and operate a not-for-profit company in accordance with Chapter 718, Florida Statutes, as amended.

The Association shall have the following powers:

A. To manage, operate and administer the BAY BREEZE RESIDENCES, A CONDOMINIUM (referred to herein as the "Condominium"), and to undertake the performance of, and to carry out the acts and duties incident to the administration of the Condominium in accordance with the terms, provisions, conditions and authorizations contained in these Articles, the Association's By-Laws and the Declaration of Condominium recorded among the Public Records of Miami-Dade County, Florida.

B. To borrow money and issue evidences of indebtedness in furtherance of any or all of the objects of its business; to secure the same by mortgage, deed of trust, pledge or other lien.

C. To carry out the duties and obligations and receive the benefits given the Association by the Declaration of Condominium.

D. To establish By-Laws and Rules and Regulations for the operation of the Association and to provide for the formal administration of the Association; to enforce the Condominium Act of the State of Florida, the Declaration of Condominium, the By-Laws and the Rules and Regulations of the Association.

E. To contract for the management of the Condominium.

F. To acquire, own, operate, mortgage, lease, sell and trade property, whether real or personal, as may be necessary or convenient in the administration of the Condominium.

G. The Association shall have all of the common law and statutory powers and duties set forth in Chapter 718, Florida Statutes, as amended (the "Condominium Act") and the Declaration of Condominium for the Condominium and all other powers and duties reasonably necessary to operate the Condominium pursuant to its Declaration of Condominium, as same may be amended from time to time.

III.  
MEMBERS

A. Each unit owner in the Condominium and the Subscribers to these Articles shall automatically be members of the Association. Membership of the Subscribers shall terminate upon the entire Board of Directors of the Association being selected by unit owners other than the Developer.

B. Membership, as to all members other than the Subscribers, shall commence up the acquisition of record title to a unit as evidenced by the recording of a deed of conveyance amongst the Public Records of Miami-Dade County, Florida or, as provided in the Declaration of Condominium, upon transfer of title upon the death of a member and membership shall terminate upon the divestment of title to said unit.

C. On all matters as to which the membership shall be entitled to vote, there shall be only one vote for each Unit, as said term is defined in the Declaration of Condominium, which vote shall be exercised in the manner provided by the Declaration of Condominium and the By-Laws.

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D. The share of a member in the funds and assets of the Association cannot be assigned, hypothecated or transferred in any manner except as an appurtenance to his unit.

#### IV. EXISTENCE

The Association shall have perpetual existence.

#### V. SUBSCRIBERS

The names and addresses of the Subscribers to these Articles of Incorporation are as follows:

<u>NAME</u>	<u>ADDRESS</u>
Gabriel Boano	1111 Kane Concourse #517, Bay Harbor Island, FL 33154
Paula Lowenstein	1111 Kane Concourse #517, Bay Harbor Island, FL 33154
Florencia Montecchiarini	1111 Kane Concourse #517, Bay Harbor Island, FL 33154

#### VI. DIRECTORS

A. The Condominium and Association affairs shall be managed by a Board of Directors initially composed of three persons, in accordance with Article III of the Association's By-Laws.

B. The number of Directors to be elected, the manner of their election and their respective terms shall be as set forth in Article III of the Association's By-Laws.

The following persons shall constitute the initial Board of Directors and they shall hold office for the term and in accordance with the provisions of Article III of the Association's By-Laws:

<u>NAME</u>	<u>ADDRESS</u>
Gabriel Boano	1111 Kane Concourse #517, Bay Harbor Island, FL 33154
Paula Lowenstein	1111 Kane Concourse #517, Bay Harbor Island, FL 33154
Florencia Montecchiarini	1111 Kane Concourse #517, Bay Harbor Island, FL 33154

#### VII. OFFICERS

The affairs of the Association shall be administered by the Officers designated in the By-Laws, who shall serve at the pleasure of said Board of Directors. The names and addresses of the Officers who shall serve until the first election of Officers pursuant to the provisions of the By-Laws are as follows:

<u>NAME</u>	<u>TITLE</u>	<u>ADDRESS</u>
Gabriel Boano	President	1111 Kane Concourse #517, Bay Harbor Island, FL 33154
Paula Lowenstein	Vice President	1111 Kane Concourse #517, Bay Harbor Island, FL 33154
Florencia Montecchiarini	Secretary	1111 Kane Concourse #517, Bay Harbor Island, FL 33154

#### VIII. BY-LAWS

The By-Laws of the Association shall be adopted by the initial Board of Directors. The By-Laws may be amended in accordance with the provisions thereof, except that no portion of the By-Laws may be altered, amended, or rescinded in such a manner as would prejudice the rights of the Developer of the Condominium or mortgagees holding mortgages encumbering units in the Condominium, without their prior written consent.

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IX.  
AMENDMENTS TO ARTICLES

*Amendments to these Articles shall be proposed and adopted in the following manner:*

- A. Notice of the subject matter of any proposed amendment shall be included in the notice of the meeting at which the proposed amendment is to be considered.
- B. Prior to the date of turnover of control of the Association to the members (the "Turnover Date"), the Board of Directors alone will have the power in its sole and absolute discretion to amend these Articles. On and after the Turnover Date, any amendments to these Articles will require the affirmative vote of members casting at least 66 2/3% of the total votes in the Association.
- C. No amendment shall make any changes in the qualifications for membership nor in the voting rights of members of the Association, without approval in writing by all members and the joinder of all record owners of mortgages encumbering condominium units. No amendment shall be made that is in conflict with the Condominium Act or the Declaration of Condominium.
- D. A copy of each amendment adopted shall be filed within ten (10) days of adoption with the Secretary of State, pursuant to the provisions of applicable Florida Statutes.

X.  
INDEMNIFICATION

- A. Every Director and every Officer of the Association shall be indemnified by the Association and by each member of the Association against all expenses and liabilities, including counsel fees reasonably incurred by or imposed upon the Director(s) or Officer(s) in connection with any proceeding or any settlement thereof to which the Director(s) or Officer(s) may be a party, or in which the Director(s) or Officer(s) may become involved by reason of the Director(s) or Officer(s) being or having been a Director(s) or Officer(s) of the Association, whether or not a Director(s) or Officer(s) at the time such expenses are incurred, except in such cases wherein the Director(s) or Officer(s) is adjudged guilty of willful misconduct in the performance of such Director's or Officer's duty; provided that in the event of a settlement, the indemnification set forth herein shall apply only when the Board of Directors, exclusive of any Director(s) seeking indemnification, approves such settlement and reimbursement as being for the best interest of the Association. The foregoing right of indemnification shall be in addition to and not exclusive of all of the rights to which such Director(s) or Officer(s) may be entitled.
- B. The indemnification provided by this Article will 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/her official capacity while holding such office or otherwise, and will continue as to a person who has ceased to be director, officer, employee or agent and will inure to the benefit of the heirs, executors and administrators of such person.
- C. The Association will 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. Such insurance will cover any liability asserted against him/her which is enumerated in the policy and incurred by him/her in any such capacity, or arising out of his/her status as such, whether or not the Association would have the power to indemnify him/her against such liability under the provisions of this Article.

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XI.  
INITIAL REGISTERED OFFICE, AGENT AND ADDRESS

The principal office of the Association shall be at: 1111 Kane Concourse #517, Bay Harbor Island, FL 33154, or at such other place, within or without the State of Florida as may be subsequently designated by the Board of Directors. The initial registered office of the Association is at 1111 Kane Concourse #517, Bay Harbor Island, FL 33154, and the initial registered agent therein is Snyder International Law Group, P.A..

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 21 day of January, 2015

Signed, Sealed And Delivered  
 In the Presence of:

Print Name: Bruno Nascimento

Print Name: Carolina Cohen

Print Name: Bruno Nascimento

Print Name: Carolina Cohen

Print Name: Bruno Nascimento

Print Name: Carolina Cohen

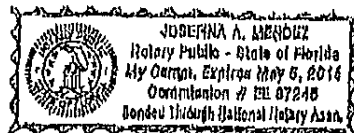
STATE OF FLORIDA

COUNTY OF MIAMI-DADE

} SS:

The foregoing instrument was acknowledged before me this 21 day of January, 2015, by Carolina Cohen who is personally known to me.

My Commission Expires:



Notary Public, State of Florida

Print Name: Josefa A. Mendez

STATE OF FLORIDA

} SS:

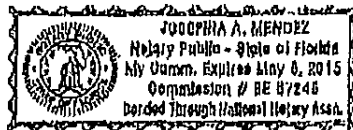
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COUNTY OF MIAMI-DADE )

The foregoing instrument was acknowledged before me this 21 day of January, 2015, by Paula Lopez who is personally known to me.

My Commission Expires:



Notary Public, State of Florida

Print Name: Josefina Mendez

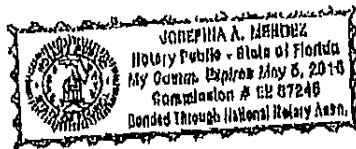
STATE OF FLORIDA

COUNTY OF MIAMI-DADE

} SS:

The foregoing instrument was acknowledged before me this 21 day of January, 2015, by Florencia Monte, who is personally known to me.

My Commission Expires:



Notary Public, State of Florida

Print Name: Josefina Mendez

I hereby accept the designation of Registered Agent as set forth in these Articles of Incorporation.

Name: Joseph E. Snyder

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