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FLORIDA PROFIT/NON PROFIT CORPORATION

77 STREET CONDOMINIUM ASSOCIATION, INC.

Certificate of Status	0
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ARTICLES OF INCORPORATION
OF
77 STREET CONDOMINIUM ASSOCIATION, INC.

In compliance with the requirements of Chapter 617, Florida Statutes, the undersigned, all of whom are residents of the State of Florida, and all of whom are of full age, have this day voluntarily associated themselves together for the purpose of forming a corporation not for profit and do hereby certify:

ARTICLE I
NAME

The name of the corporation is 77 STREET CONDOMINIUM ASSOCIATION, INC. For convenience, the corporation shall be referred as the "association", these articles of incorporation as the "articles", and the bylaws of the association as the "bylaws" hereafter called the "Association".

ARTICLE II
ADDRESS

The principal office of the Association is located at: 515 NW 77 Street, Miami, Florida 33150.

ARTICLE III
REGISTERED AGENT

Lazaro J. Lopez, whose address is 2333 Brickell Avenue, Ste. A-1, Miami, Florida 33129, is hereby appointed the initial registered agent of this Association.

ARTICLE IV
PURPOSES AND POWERS OF THE ASSOCIATION

This Association does not contemplate pecuniary gain of profit to the members thereof, and the specific purposes for which it is formed are provide an entity under the Florida Condominium Act ("The Act") for the operation of a condominium located in Miami-Dade County, Florida, and known as 77 Street Condominium, a condominium ("the condominium") to be created under the declaration of condominium ("the declaration"); maintenance and preservation of the common areas, entrance, promote the health, safety and welfare of the residents within the property and any additions thereto as may hereafter be brought within the jurisdiction of this Association; exercise all of the powers and privileges and to perform all of the duties and obligations of the Association as set forth in that certain Declaration of Condominium recorded in the Public Records of Miami-Dade County, Florida.

ARTICLE V
MEMBERS

Every person or entity who is a record owner of a fee or undivided fee interest in any Condominium Unit shall be a member of the Association. Membership shall be appurtenant to and may not be separated from ownership of any Lot that is subject to assessment by the Association.

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ARTICLE VII
TERM OF EXISTENCE

The Association shall have perpetual existence.

ARTICLE VIII
FIRST BOARD OF DIRECTORS

The number of persons constituting the first board of directors shall be two (2) and their names and addresses are as follow:

Guillermo Gaona
1385 Coral Way, Ste. 202
Miami, Fl 33145

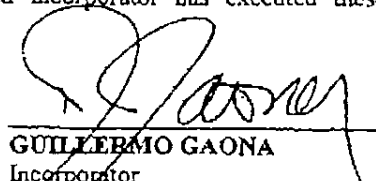
Pablo Allamand
1385 Coral Way, Ste. 202
Miami, Fl 33145

ARTICLE IX
INCORPORATOR

The name and address of the incorporator to these articles is as follows:

Guillermo Gaona
1385 Coral Way, Ste. 202
Miami, Fl 33145

IN WITNESS WHEREOF, the undersigned incorporator has executed these articles of incorporation on May 25, 2017.



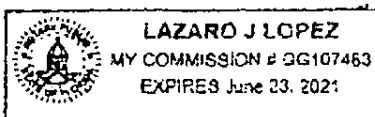
GUILLERMO GAONA
Incorporator

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me, this 25th day May, 2017, Guillermo Gaona, who is personally known to me, and who is the person described as the incorporator and who executed the foregoing Articles of Incorporation and was sworn and says the foregoing is true.

My Commission Expires:

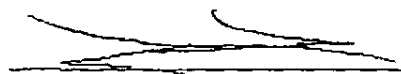

NOTARY PUBLIC, State of Florida



**ACKNOWLEDGMENT AND ACCEPTANCE OF
APPOINTMENT AS REGISTERED AGENT**

Having been named to accept service of process for the above stated corporation, at the place designed in these Articles, I hereby agree to act in this capacity, and I further agree to comply with provisions of all statutes relative to the proper and complete performance of my duties, and I accept the duties and obligations of Section 607.325 of the Florida General Corporation Act.

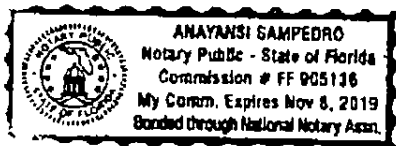
Dated this 25th day of May, 2017.


Lazaro J. Lopez, Esq.

**STATE OF FLORIDA
COUNTY OF MIAMI-DADE**

I HEREBY CERTIFY that on this day, before me, a Notary Public, duly authorized in the State and County named above to take acknowledgments appeared Lazaro J. Lopez, Esq., who is personally to me to be the person described as registered agent in and who executed the foregoing acknowledgment and Acceptance of Appointment as Registered Agent, and he acknowledged subscribing his name thereto for the purposes therein expressed.

WITNESS my hand and official seal at Miami, Dade County, Florida, this 25th day of May, 2017.




NOTARY PUBLIC

My Commission Expires: