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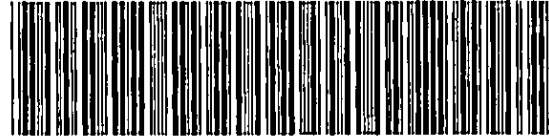
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## ALBAREDA & ASSOCIATES, P.A.

ADELAIDA A. ALBAREDA

MAIN/MAILING ADDRESS  
330 SW 27<sup>TH</sup> AVENUE  
SUITE 202  
MIAMI, FL 33135

TELEPHONE NUMBERS:  
MAIN: (786) 879-7823  
BRWD: (954) 564-1099  
FAX: (954) 343-8841

July 25, 2017

Florida Department of State  
Division of Corporations  
Corporate Filings  
P.O. Box 6327  
Tallahassee, FL 32314

To whom it may concern:

Enclosed please find the original Articles for Condominiums & Homeowners Associations of Florida, Inc., which is a non-profit corporation.

Also enclosed is a check numbered 3644 in the amount of \$78.75, which consist of \$35.00 filing fee, \$35.00 Registered Agent Designation and \$8.75 for a certified copy.

If you have any questions or concerns, please feel free to contact our office at (786) 879-7823.

Thank you for your help in this matter.

Sincerely,

Yvette Gil.  
Asst to Adelaida Albareda, Esq.

**ARTICLES OF INCORPORATION  
OF  
CONDOMINIUMS & HOMEOWNERS ASSOCIATIONS  
OF FLORIDA, INC.**

**ARTICLE I: NAME**

The name of the Corporation is:

CONDOMINIUMS AND HOMEOWNERS ASSOCIATIONS OF FLORIDA, INC.

**ARTICLE II: PLACE OF BUSINESS**

The principal place of business and mailing address is:

330 SW 27 Avenue, Suite 202  
Miami, Florida 33135

**ARTICLE III: POWERS**

This Corporation shall have all powers provided for in Chapter 617 Corporation Not For Profit of the Florida Statutes.

**ARTICLE IV: PURPOSES**

1. The Company is organized exclusively for charitable and education purposes, including:
  - a. Combatting abuses by boards of directors and property managers of condominium and homeowner associations, registered and doing business in the state of Florida;
  - b. Educating the public regarding abuses by boards of directors and property managers of condominium and homeowner associations, registered and doing business in the state of Florida;
  - c. Assisting members of the public in reforming boards of directors and property managers of condominium and homeowner associations, registered and doing business in the state of Florida;
  - d. Assisting boards of directors and property managers of condominium and homeowner associations to comply with the letter and spirit of Florida law;

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- e. Providing such services as will promote these purposes, and to stimulate public sentiment and support for these ends; and
  - f. Conducting all other activities as shall from time to time be found appropriate in connection with these purposes and as are lawful for not-for-profit corporations.
2. The Company has all of the general and specific powers and rights granted to and conferred on a not-for-profit corporation under the laws of the State of Florida, including, without limitation, the powers specifically enumerated in Section 617.0302, and 617.0303, Florida Statutes.

#### **ARTICLE V: TERM OF EXISTENCE**

The length of time for which the corporation shall exist shall be perpetual.

#### **ARTICLE VI: MEMBERS**

The Company shall have no members.

#### **ARTICLE VII: DIRECTORS**

1. The manner in which Directors are elected or appointed shall be as set forth in, and regulated by, the Bylaws of the Corporation.
2. The Initial Directors shall be:

MARITZA ESCOBAR  
330 SW 27 AVENUE, SUITE 202  
MIAMI, FL 33135

MARIE GOMEZ  
330 SW 27 AVENUE, SUITE 202  
MIAMI, FL 33135

SUSANA LAY  
330 SW 27 AVENUE, SUITE 202  
MIAMI, FL 33135

ELLY LEPSALTER  
330 SW 27 AVENUE, SUITE 202  
MIAMI, FL 33135

JUAN ANTONIO PASTRAN  
330 SW 27 AVENUE, SUITE 202  
MIAMI, FL 33135

AYMARA SORHEGUI  
330 SW 27 AVENUE, SUITE 202  
MIAMI, FL 33135

MARYIN VARGAS  
330 SW 27 AVENUE, SUITE 202  
MIAMI, FL 33135

#### **ARTICLE VIII: OFFICERS**

1. The manner in which Officers are elected or appointed shall be as set forth in, and regulated by, the Bylaws of the Corporation.
2. The Initial Officers shall be:

Title: President  
MARYIN VARGAS  
330 SW 27 AVENUE, SUITE 202  
MIAMI, FL 33135

Title: Vice President  
JUAN ANTONIO PASTRAN  
330 SW 27 AVENUE, SUITE 202  
MIAMI, FL 33135

Title: Secretary  
SUSANA LAY  
330 SW 27 AVENUE, SUITE 202  
MIAMI, FL 33135

Title: Treasurer  
MARITZA ESCOBAR  
330 SW 27 AVENUE, SUITE 202  
MIAMI, FL 33135

## **ARTICLE IX: BY-LAWS**

The Board of Directors of the Corporation may provide such By-Laws for the conduct of its business and the carrying out of its purposes, and may amend, alter or rescind the By-Laws as they may deem necessary from time to time.

## **ARTICLE X: AMENDMENTS**

These Articles of Incorporation may be amended in the manner provided in the By-Laws.

## **ARTICLE X: RESTRICTIONS ON ACTIVITIES**

1. No part of the net earnings of this corporation shall inure to the benefit of, or be distributable to its members, trustees, officers, or other private persons, except that this corporation shall be authorized and empowered to pay reasonable compensation for services rendered and to make payments and distributions in furtherance of the purposes set forth in these articles.
2. No substantial part of the activities of this corporation shall consist of carrying on propaganda, or otherwise attempting to influence legislation (except as otherwise provided by Section 501(h) of the Internal Revenue Code), and this corporation shall not participate in, or intervene in (including the publishing or distribution of statements), any political campaign on behalf of, or in opposition to, any candidate for public office.
3. Notwithstanding any other provision of these articles, the Corporation shall not carry on any other activities not permitted to be carried on (a) by a corporation exempt from federal income tax under Section 501(c)(3) of the Internal Revenue Code, or the corresponding section of any future federal tax code, or (b) by a corporation, contributions to which are deductible under section 170(c)(2) of the internal revenue code.
4. All references to sections of the Internal Revenue Code shall include such sections as of the date hereof, and the corresponding section of any future federal tax code.
5. Notwithstanding any other provision of these articles, the Company is organized exclusively for one or more exempt purposes specified in Section 501(c)(3) of the Internal Revenue Code, and shall not carry on any activities not permitted to be carried on by a corporation exempt from Federal income taxation under Section 501(c)(3) of the Code and the regulations promulgated thereunder as they now exist or as they may hereafter be amended.

## **ARTICLE XI: DISSOLUTION**

Upon the dissolution of this corporation, its assets remaining after payment, or provision for payment, of all debts and liabilities of this corporation, shall be distributed for one or more exempt purposes within the meaning of Section 501(c)(3) of the Internal Revenue Code or shall be distributed to the federal government, or to a state or local government, for a public purpose. Any such assets not so disposed of shall be disposed of by a court of competent jurisdiction of the county in which the principal office of the Corporation is then located, exclusively for such purposes or to such organization or organizations, as said Court shall determine, which are organized and operated exclusively for such purposes.

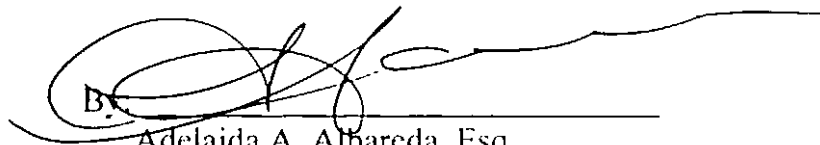
## **ARTICLE XII: REGISTERED AGENT DESIGNATION AND ACCEPTANCE**

1. The name and Florida street address of the registered agent is:

ADELAIDA A. ALBAREDA, ESQ.  
330 SW 27 AVENUE, SUITE 202  
MIAMI, FL 33135

2. I certify that I am familiar with and accept the responsibilities of registered agent.

Albareda & Associates, P.A.



B.  
Adelaida A. Albareda, Esq.

## **ARTICLE XIII: INCORPORATOR**

1. The name and address of the Incorporator is:

SUSANA LAY  
330 SW 27 AVENUE, SUITE 202  
MIAMI, FL 33135

2. I am the incorporator submitting these Articles of Incorporation and affirm that the facts stated herein are true. I am aware that 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. I understand the requirement to file an annual report between

January 1<sup>st</sup> and May 1<sup>st</sup> in the calendar year following formation of this corporation and every year thereafter to maintain "active" status.

  
\_\_\_\_\_  
Susana Lay, Incorporator

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