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**FLORIDA PROFIT/NON PROFIT CORPORATION  
THE TERRACES AT VISTA LAGO HOA, INC.**

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ARTICLES OF INCORPORATION  
OF

THE TERRACES AT VISTA LAGO HOA, INC.  
A Florida Corporation Not for Profit

The undersigned subscribers, desiring to form a corporation not for profit under Chapter 617, Florida Statute, as amended, hereby adopt the following Articles of Incorporation:

ARTICLE I - NAME

The name of the corporation shall be The Terraces at Vista Lago HOA, Inc. ("Association")

ARTICLE II - DURATION

The Association shall have perpetual existence. If the Association is dissolved the assets of the Association shall be dedicated to a public body, or conveyed to a non-profit organization with similar purposes to the Association's; however, the property or easements upon which a Surface Water Management System exists shall be conveyed to an appropriate agency of local governmental. If such governmental agency refuses to accept such conveyance, then the Surface Water Management System shall be dedicated to a similar non-profit corporation.

ARTICLE III - DEFINITION

A declaration entitled Declaration of Restrictions and Covenants for The Terraces at Vista Lago HOA, Inc., (the "Declaration") will be recorded in the Public Records of Miami-Dade County, Florida and shall govern all of the operations of a community to be known as The Terraces at Vista Lago. All initially capitalized terms not defined herein shall have the meaning set forth in the Declaration.

ARTICLE IV - PURPOSE AND POWERS

The purposes for which the corporation is formed are:

1. The Association is formed to: (a) provide for ownership, operation, maintenance and preservation of the Common Areas, and improvements thereon; (b) perform the duties delegated to it in the Declaration; (c) administer the interests of the Association and the Owners; (d) promote the health, safety and welfare of the Owners.
2. Powers of the Association. The Association shall, subject to the limitations and reservations set forth in the Declaration, shall have all the powers, privileges and duties reasonably necessary to discharge its obligations, including, but not limited to, the following:
  - a. To perform all the duties and obligations of the Association set forth in the Declaration and Bylaws, including but not limited to statutory powers of a corporation not for profit, and all powers set forth in Sections 720, 718 and 617 Florida Statutes.
  - b. To enforce, by legal action or otherwise, the provisions of the Declaration and Bylaws and of all rules, regulations, covenants, restrictions and agreements governing or binding the Association.
  - c. To fix, levy, collect and enforce payment by any lawful means, of all Assessments pursuant to the terms of the Declaration, these Articles and Bylaws.

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- d. To sue and be sued,
- e. To pay all Operating Costs, including, but not limited to, all licenses, taxes or governmental charges levied or imposed against the property of the Association.
- f. To acquire (by gift, purchase or otherwise), annex, own, hold, improve, build upon, operate, maintain, convey, grant rights and easements, sell, dedicate, lease, transfer or otherwise dispose of real or personal property (including the Common Areas) in connection with the functions of the Association except as limited by the Declaration.
- g. To have and to exercise any and all powers, rights and privileges which a not-for-profit corporation organized under the Laws of the State of Florida may now, or hereafter, have or exercise pursuant to Florida Statute Sections 617.
- h. Stormwater Management System . To operate, maintain and manage surface water or stormwater management system(s) in a manner consistent with the South Florida Water Management District ("SFWMD") Permit requirements and applicable SFWMD rules, and shall assist in the enforcement of the terms of the Declaration that relate to the surface water or stormwater management system.

The foregoing statement of purposes shall be construed as a statement both of purposes and of powers, and purposes and powers in each clause shall not be limited or restricted by reference or inference from the terms or provisions of any other clause, but shall be broadly construed as independent purposes and powers. Notwithstanding any of the above statements of purposes and powers, the Association shall not, to a substantial degree, engage in any activities or exercise any powers that are not in furtherance of the primary purposes of the Association.

#### ARTICLE V - MEMBERS

Every person entity who is a record owner of a fee or undivided fee interest in any Unit which is subject under the Declaration to assessment by the Association, including contract sellers, but excluding persons or entities holding title merely as security for performance of an obligation, shall be a member of the Association. Membership shall be appurtenant to any may not be separated from ownership of a Unit which is subject to assessment by the Association. The Declarant shall also be a member for the period set forth in the By-Laws of the Association.

#### ARTICLE VI- INITIAL BOARD OF DIRECTORS

The affairs of the Association shall be managed by a Board of Directors as provided in the By-Laws, consisting of not less than three members. The number of directors may be increased or decreased from time to time in such manners as may be prescribed by the Bylaws, but shall never be less than three.

#### ARTICLE VII - INITIAL DIRECTORS

The name and addresses of the first Directors of the Association, who shall hold office until the first election thereafter are as follows:

NAME	ADDRESS
Karen Rodriguez	7740 SW 104 St. Suite 201 Pinecrest, Florida 33156
Alexa Rodriguez	7740 SW 104 St. Suite 201 Pinecrest, Florida 33156
Alejandro Rodriguez	7740 SW 104 St. Suite 201 Pinecrest, Florida 33156

Except for the first Board of Directors and unless otherwise provided in the By-Laws, Directors shall be elected by the members of the Association at the annual meeting of the membership as provided for the method of

voting in the election and for the removal from office of Directors. Only members of the Association, or authorized representatives, officers or employees of corporate member may be Directors.

Members elected to the Board by the general membership shall for any reason cease to be a Director, the remaining Directors so elected may elect a successor to fill the vacancy for the balance of the unexpired term.

#### **ARTICLE VIII - OFFICERS**

The Association shall have a President, a Secretary and a Treasurer, and such other officers as the Board of Directors may from time to time elect.

The officers of the Association, in accordance with applicable provisions of the By-Laws, shall be elected by the Board of Directors for terms of one year and until qualified successors are duly elected and have taken office.

The names and addresses of the first officers of the Association, who shall hold office until successors are duly elected and have taken office, shall be as follows:

	NAME	ADDRESS
President:	Karen Rodriguez	7740 SW 104 St. Suite 201 Pinecrest, Florida 33156
Secretary:	Alexa Rodriguez	7740 SW 104 St. Suite 201 Pinecrest, Florida 33156
Treasurer:	Alejandro Rodriguez	7740 SW 104 St. Suite 201 Pinecrest, Florida 33156

#### **ARTICLE IX - INDEMNIFICATION**

The corporation shall indemnify and hold harmless each person who shall serve at any time hereafter as a director or officer of the corporation, from and against any and all claims and liabilities to which such a person shall become subject by reason of his having heretofore or hereafter being a director or officer of the corporation, or by reason of any action alleged to have been heretofore or hereafter taken or omitted by him as such director or officer, and shall reimburse each such person for all legal and other expenses reasonably incurred by him in connection with any claim or liability provided that no person shall be indemnified against, or be reimbursed for, any expenses incurred in connection with any claim or liability as to which it shall be adjudged that such officer or director is liable for negligence or willful misconduct in the performance of his duties.

The rights accruing to any person under the foregoing provisions shall not include any other right to which he may be lawfully entitled nor shall anything herein contained restrict the right of the corporation to indemnify or reimburse such persons in any proper case even though not specifically herein provided for.

#### **ARTICLE X - BYLAWS**

The By-Laws of the Association may be made, altered, or rescinded at any annual meeting of the Association, or any special meeting duly called for such purpose, upon the vote of the members as provided in the By-Laws, except that the initial By-Laws of the Association shall be made and adopted by the first Board of Directors.

#### **ARTICLE XI - INCORPORATORS**

The names and addresses of the subscriber to these Articles of Incorporation are:

NAME	ADDRESS
Karen Rodriguez	7740 SW 104 St. Suite 201 Pinecrest, Florida 33156
Alexa Rodriguez	7740 SW 104 St. Suite 201 Pinecrest, Florida 33156
Alejandro Rodriguez	7740 SW 104 St. Suite 201 Pinecrest, Florida 33156

#### **ARTICLE XII - HUD/VA PROVISIONS.**

So long as required in connection with HUD and/or VA financing of the purchase of a Townhome, the following provisions shall supersede other provisions herein to the contrary: Every person or entity who is an Owner of a Townhome shall be entitled to membership and voting rights in the Association. Membership is appurtenant to, and inseparable from ownership of the Townhome.

#### ARTICLE XIII - AMENDMENTS

These Articles may be amended at any annual meeting of the Association, or at any special meeting duly called and held for such purpose on the affirmative vote of two-third (2/3rds) of the members existing at the time of such amendment.

#### ARTICLE XIV - REGISTERED OFFICE & REGISTERED AGENT

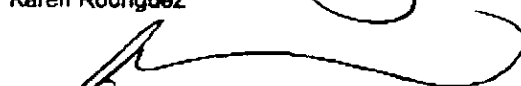
The Registered office of this corporation shall be at 7740 SW 104 St. Suite 201 Pinecrest, Florida 33156 with the privilege of having its office and branch offices at other places within or without the State of Florida.

The initial registered agent is Karen Rodriguez and the address of the registered agent is 7740 SW 104 St. Suite 201 Pinecrest, Florida 33156.

IN WITNESS WHEREOF, the said subscribers have hereunto set their hands and seal this 10<sup>th</sup> day of April, 2019.

  
Karen Rodriguez

  
Alexa Rodriguez

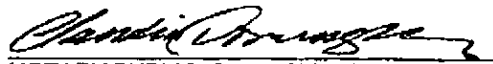
  
Alejandro Rodriguez

STATE OF FLORIDA:

SS

COUNTY OF MIAMI-DADE :

The foregoing instrument was acknowledged before me this 10<sup>th</sup> day of April, 2019.

  
NOTARY PUBLIC, State of Florida at Large

My Commission Expires: ~~AUGUST 17, 2021~~



Claudia Dominguez  
Commission # GG135479  
Expires: August 17, 2021  
Bonded thru Aaron Notary

#### ACCEPTANCE BY REGISTERED AGENT:

having been named registered agent pursuant to §48.091 Florida Statutes, I hereby accept to act in this capacity, and agree to comply with the provisions of said statute.

  
Karen Rodriguez Registered Agent