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**FLORIDA PROFIT/NON PROFIT CORPORATION  
VISTA LAGO CONDOMINIUM ASSOCIATION, INC.**

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**ARTICLES OF INCORPORATION**  
**OF**  
**VISTA LAGO CONDOMINIUM ASSOCIATION, 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 VISTA LAGO CONDOMINIUM ASSOCIATION, INC.

**ARTICLE II - DURATION**

This corporation is to exist perpetually.

**ARTICLE III - PURPOSE**

The purposes for which the corporation is formed are:

(a) The primary purposes are to manage, bring about civic betterments and social improvements by providing for the preservation of the architecture and appearance of a commercial development known hereinafter referred to as the "condominium", located in Miami-Dade County, Florida, and by owning, operating and maintaining the Common Properties therein for the use of all the residents thereof.

(b) The general purposes and powers are:

1. To promote the common good, health, safety and general welfare of all of the occupants within the condominium.
2. To exercise all of the powers and privileges and to perform all of the duties and obligations of the Association arising from the Declaration of Covenants, Restrictions and Easements (the "Declaration"), applicable to the condominium, as amended from time to time, and recorded in the Public Records of Dade County, Florida;
3. To have and to exercise any and all powers, rights and privileges, including delegation of powers as permitted by law, which a corporation organized under Chapter 617, Florida Statutes, may now or hereafter have no exercise.

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 IV - 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

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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 V - 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 VI - 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:

Karen Rodriguez  
7740 SW 104 St. Suite 201 Pinecrest, FL 33156

Alejandro Rodriguez  
7740 SW 104 St. Suite 201 Pinecrest, FL 33156

Alexa Rodriguez  
7740 SW 104 St. Suite 201 Pinecrest, FL 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 VII - 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:

President: Karen Rodriguez  
7740 SW 104 St. Suite 201 Pinecrest, FL 33156

Secretary: Alejandro Rodriguez  
7740 SW 104 St. Suite 201 Pinecrest, FL 33156

Treasurer: Alexa Rodriguez  
7740 SW 104 St. Suite 201 Pinecrest, FL 33156

**ARTICLE VIII - 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 person in any proper case even though not specifically herein provided for.

**ARTICLE IX - 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 X - INCORPORATORS**

Amendments to these Articles of Incorporation may be proposed by a member of the Association. 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.

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

Karen Rodriguez  
7740 SW 104 St. Suite 201 Pinecrest, FL 33156

Alejandro Rodriguez  
7740 SW 104 St. Suite 201 Pinecrest, FL 33156

Alexa Rodriguez  
7740 SW 104 St. Suite 201 Pinecrest, FL 33156

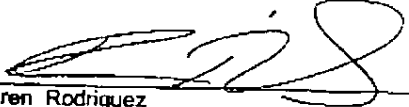
**ARTICLE XI - REGISTERED OFFICE & REGISTERED AGENT**

The initial principal office of this corporation shall be at 7740 SW 104 St. Suite 201 Pinecrest, FL 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 at the address shall be Karen Rodriguez.

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

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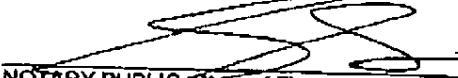
  
Karen Rodriguez

  
Alejandro Rodriguez

  
Alexa 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: Dec 7<sup>th</sup>, 2021



Samantha Gonzalez  
Commission # GG168392  
Expires: December 7, 2021  
Bonded thru AmeriNotary

ACKNOWLEDGMENT:

Having been named to accept service of process for the above stated corporation, at place designated in this certificate, I hereby accept to act in this capacity, and agree to comply with the provision of said Act relative to keeping open said office.

BY:   
Karen Rodriguez, Resident Agent

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