

Division of Corporations

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FLORIDA PROFIT/NON PROFIT CORPORATION
1900 N.E. Miami Court Condominium Association, Inc.

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ARTICLES OF INCORPORATION
OF
1900 N.E. MIAMI COURT 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. Except as expressly provided elsewhere herein to the contrary, each capitalized term used herein shall have the same meaning ascribed to said term by the Declaration (as hereinafter defined).

I.
NAME

The name of this corporation shall be 1900 N.E. MIAMI COURT CONDOMINIUM ASSOCIATION, INC. For convenience, the corporation shall herein be referred to as the "Association".

II.
PURPOSES AND POWERS

The purpose for which the Association is organized is to provide an entity pursuant to the Florida Condominium Act as it exists on the date hereof (the "Act") for the operation, administration and management of that certain condominium located in the City of Miami, Miami-Dade County, Florida, and known as 1900 N.E. MIAMI COURT, A CONDOMINIUM (the "Condominium"). The Association shall have the following powers:

A. To manage, operate and administer 1900 N.E. MIAMI COURT, 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 creating the Condominium recorded among the Public Records of Miami-Dade County, Florida, (the "Declaration").

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.

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; and to enforce the Act, the Declaration, the By-Laws and the Rules and Regulations of the Association.

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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. To make and collect Assessments and other charges against members as Unit Owners (whether or not such sums are due and payable to the Association), and to use the proceeds thereof in the exercise of its powers and duties.

H. To purchase insurance upon the Condominium Property and Association Property and insurance for the protection of the Association, its officers, directors and Unit Owners.

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

III. MEMBERS

A. Each Unit Owner in the Condominium shall automatically be a member of the Association.

B. Membership, as to all members, shall commence upon 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, 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, each Unit shall be entitled to the Voting Interest attributable to such Unit as set forth in, and to be exercised in the manner provided by, the Declaration and the By-Laws.

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, her or its Unit.

IV. EXISTENCE

The Association shall have perpetual existence.

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V.
INCORPORATOR

The names and address of the Incorporator to these Articles of Incorporation are as follows:

NAMEADDRESS

DOUGLAS H. LEVINE

5151 Collins Ave.
Miami, Florida 33140

VI.
DIRECTORS

A. The Condominium and Association affairs shall be managed by a Board of Directors composed of four (4) 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:

NAMEADDRESS

DOUGLAS H. LEVINE

5151 Collins Ave.
Miami, Florida 33140Robert Danial5151 Collins Ave
Miami, Florida 33140Aris Babayan5151 Collins Ave
Miami, Florida 33140Melissa Andrade5151 Collins Ave
Miami, Florida 33140

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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>
DOUGLAS H. LEVINE	President	5151 Collins Ave. Miami, Florida 33140
<u>Robert Danial</u>	Vice President	<u>5151 Collins Ave</u> <u>Miami, Florida 33140</u>
<u>Aris Bahayan</u>	Secretary	<u>5151 Collins Ave</u> <u>Miami, Florida 33140</u>
<u>Melissa Andrade</u>	Treasurer	<u>5151 Collins Ave</u> <u>Miami, Florida 33140</u>

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.

IX.
AMENDMENTS TO ARTICLES

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

A. Notice of the subject matter of a proposed amendment shall be included in the notice of any meeting at which a proposed amendment is to be considered.

B. A resolution for the adoption of a proposed amendment may be proposed by either a majority of the Board of Directors, or not less than one-third (1/3) of the Voting Interests

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of the members of the Association. Except as otherwise provided herein, a resolution adopting the proposed amendment must be approved at a duly noticed meeting of the members of the Association by the affirmative vote of not less than 66-2/3% of the Voting Interests of all members of the Association.

C. Except as otherwise permitted under the Declaration, no amendment shall make any changes in the qualifications for membership or 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 Act, the Declaration or the Bylaws, nor shall any amendment make any changes which would in any way affect any of the rights, privileges, powers or options herein provided in favor of or reserved to a specific Unit Owner or Institutional Mortgagees, unless the affected Unit Owner or Institutional Mortgagees, as applicable, shall join in the execution of the amendment. No amendment to this Article IX, Paragraph C. shall be effective.

D. A copy of each amendment shall be filed with the Secretary of State if required by the provisions of applicable Florida law, and a copy certified by the Secretary of State shall be recorded in the public records of Miami-Dade County, Florida with an identification on the first page thereof of the book and page of said public records where the Declaration was recorded which contains, as an exhibit, the initial recording of these Articles.

X.

INDEMNIFICATION

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.

XI.

INITIAL REGISTERED OFFICE, AGENT AND ADDRESS

The principal office of the Association shall be at 5151 Collins Ave., Miami, Florida 33140, or at such other place, within or without the State of Florida as may be subsequently

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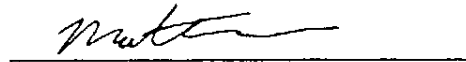
designated by the Board of Directors. The initial registered office of the Association is 5151 Collins Ave., Miami, Florida 33140, and the initial registered agent of the Association is DOUGLAS H. LEVINE.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 20th day of November, 2019.

Signed, Scaled and Delivered
In the Presence Of:



Print Name: Mallory Kroos

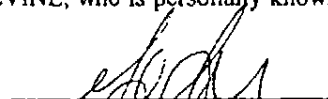


Print Name: Matthew Pontecorvo

STATE OF FLORIDA)
COUNTY OF Miami-Dade) SS:

The foregoing instrument was acknowledged before me this 20th day of November, 2019, by DOUGLAS H. LEVINE, who is personally known to me and who did take an oath.

My Commission Expires:


Notary Public, State of Florida

Print Name: Melissa Maria Andrade

ACCEPTANCE BY REGISTERED AGENT

HAVING BEEN NAMED TO ACCEPT SERVICE OF PROCESS FOR THE ABOVE STATED CORPORATION, AT THE PLACE DESIGNATED IN ARTICLE XI OF THESE ARTICLES OF INCORPORATION, THE UNDERSIGNED HEREBY AGREES TO ACT IN THIS CAPACITY, AND FURTHER AGREES TO COMPLY WITH THE PROVISIONS OF ALL STATUTES RELATIVE TO THE PROPER AND COMPLETE DISCHARGE OF HIS DUTIES.

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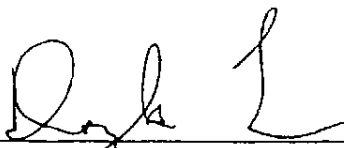
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DATED THIS 20th DAY OF November, 2019.



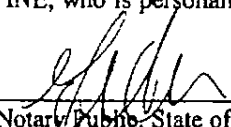
DOUGLAS H. LEVINE

STATE OF FLORIDA)

COUNTY OF Miami-Dade) SS:

The foregoing instrument was acknowledged before me this 20th day of November, 2019, by DOUGLAS H. LEVINE, who is personally known to me and who did take an oath.

My Commission Expires:



Notary Public, State of Florida

Print Name: Melissa Maria Andrade

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