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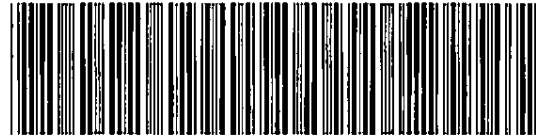
(Business Entity Name)

(Document Number)

Certified Copies _____ Certificates of Status _____

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FILED

PAUL H. FREEMAN

Attorney At Law
2 South University Drive
Suite 325
Plantation, Florida 33324
Phone & Fax (954) 380-8784
Email freemanph@aol.com

July 24, 2020

Department of State
Division of Corporations
The Centre of Tallahassee
2415 N. Monroe Street, Suite 810
Tallahassee, FL 32303

By Fedex

Re: Articles of Incorporation - Palm View

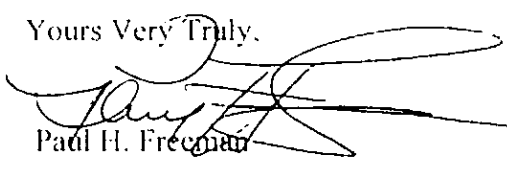
Enclosed please find the Articles of Incorporation for Palm View Neighborhood Association, Inc. as a not for profit corporation. I am also enclosing a self addressed stamped envelope and a check for \$78.75 representing the following:

Filing Fee	\$35.00
Registered Agent Fee	\$35.00
Certified Copy Fee	\$ 8.75

Please file the Articles and return the Certified Copy to me in the enclosed stamped envelope.

If you have any questions please contact me at the email address or phone number above.
Thank you.

Yours Very Truly,


Paul H. Freeman

Enclosures:
PHF/aln

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FBI

**ARTICLES OF INCORPORATION OF
PALM VIEW NEIGHBORHOOD ASSOCIATION, INC.**

The undersigned incorporator, for the purpose of forming a Florida not-for-profit corporation, hereby adopts the following Articles of Incorporation:

ARTICLE I

The name of the corporation shall be:
PALM VIEW NEIGHBORHOOD ASSOCIATION, INC. (the "Corporation").

ARTICLE II

The street address of the initial principal place of business of the Corporation is:
c/o Paul H. Freeman, Esq., 2 South University Drive, Suite 325, Plantation, FL 33324.

The mailing address of the Corporation is:
c/o Richard Silverman, 1800 Jefferson Avenue, Miami Beach, FL 33139

ARTICLE III

The purpose or purposes for which the Corporation is organized is:

To do any and perform any and all lawful purposes under the laws of Florida. In particular, but not all inclusive, the Association may deal with the City of Miami Beach and other governmental and non-governmental entities on behalf of its Members to promote the common good, health, safety, quality of life, and general welfare of the Members of the Association and the Palm View Neighborhood, as defined in the By Laws, and to protect property values of the Members and to evaluate and take positions on matters affecting the Members, such as responsible development, traffic safety, crime prevention and resiliency.

ARTICLE IV

The manner in which the directors are to be elected or appointed shall be in the manner provided for in the By Laws of the Corporation.

ARTICLE V

The street address of the Corporation's initial registered office is:
2 South University Drive
Suite 325
Plantation, FL 33324

The name of the initial registered agent at that address is:

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STATE
OF FLORIDA

Paul H. Freeman, Esq.

ARTICLE VI

The name and address of each incorporator is:

Richard Silverman
1800 Jefferson Avenue
Miami Beach, FL 33139

ARTICLE VII

The Corporation shall have perpetual existence.

ARTICLE VIII

The Corporation shall be managed by a Board of Directors elected in accordance with the provisions of the By Laws of the Corporation. The Board of Directors shall consist of no less than four (4) directors and no more than seven (7) directors four of whom shall be elected as Officers of the Corporation.

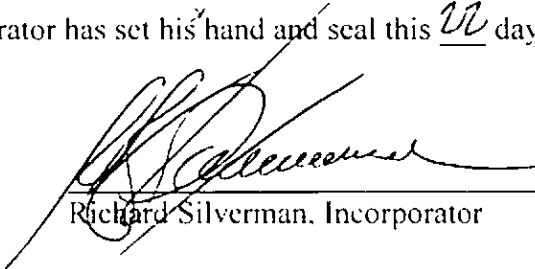
ARTICLE IX

The Corporation shall have officers who shall also be Directors of the Corporation. The officers shall consist of a President, a Vice President, a Secretary and a Treasurer, and such other officers that may be elected, from time to time. The Officers shall be elected by the Members and shall serve as Directors of the Corporation.

ARTICLE X

The Members of the Corporation shall consist of owners of real property in the Palm View Neighborhood, as defined in the Bylaws. Membership in the Association shall be voluntary and open to all Owners of Lots in the Palm View Neighborhood. Members shall be those Owners that pay annual dues as prescribed by the Board of Directors of the Corporation. Membership shall not be transferrable and shall terminate if a Member is no longer an Owner of real property in the Palm View Neighborhood. Each Lot within the Palm View Neighborhood owned by a Member is current in the payment of dues shall have one vote. Voting for Lots with multiple owners shall be as prescribed in the Bylaws.

IN WITNESS WHEREOF, the incorporator has set his hand and seal this 22 day of JULY, 2020.

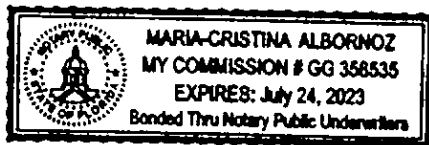

Richard Silverman, Incorporator

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STATE
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STATE OF FLORIDA
COUNTY OF MIAMI DADE

The foregoing instrument was acknowledged before me by means of ☒ physical presence
or ☐ online notarization on this 22nd day of ~~June~~ July, 2020, by RICHARD SILVERMAN, who is
personally known to me or who has produced _____ as identification.

(Affix Notary Seal)



Maria-Cristina Alborno
NOTARY PUBLIC - SIGNATURE ABOVE
NOTARY NAME: Maria-Cristina Alborno
COMMISSION NO.: GG 358535
COMMISSION EXP. DATE: 7/24/2023

ACCEPTANCE BY REGISTERED AGENT

Pursuant to the provisions of Florida Statutes, the undersigned designated Registered Agent
does hereby: accept the appointment as registered agent and agrees to act in that capacity for the
Corporation and further agrees to comply with the provisions of the Florida Statutes relative to
keeping open the registered office.

Paul H. Freeman, Esq.
Paul H. Freeman, Esq.
Registered Agent

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