

**Electronic Articles of Incorporation  
For**

N21000001874  
FILED  
February 18, 2021  
Sec. Of State  
tscott

38 SOUTH HOMEOWNER'S 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 is:

38 SOUTH HOMEOWNER'S ASSOCIATION, INC.

**Article II**

The principal place of business address:

201 SE 12TH STREET, SUITE 100  
FT. LAUDERDALE, FL. 33316

The mailing address of the corporation is:

201 SE 12TH STREET, SUITE 100  
FT. LAUDERDALE, FL. 33316

**Article III**

The specific purpose for which this corporation is organized is:

TO PROMOTE THE WELFARE OF THE OWNERS OF UNITS AT 38 SOUTH TOWNHOMES, AND TO OPERATE THE 38 SOUTH HOMEOWNER'S ASSOCIATION WITHOUT PROFIT FOR THE BENEFIT OF THE ASSOCIATION MEMBERS.

**Article IV**

The manner in which directors are elected or appointed is:

AS PROVIDED FOR IN THE BYLAWS.

**Article V**

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

JEFFREY KRONENGOLD  
201 SE 12TH STREET, SUITE 100  
FT. LAUDERDALE, FL. 33316

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

Registered Agent Signature: JEFFREY KRONENGOLD

## **Article VI**

The name and address of the incorporator is:

JEFFREY KRONENGOLD  
201 SE 12TH STREET, SUITE 100

FT. LAUDERDALE

Electronic Signature of Incorporator: JEFFREY KRONENGOLD

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

## **Article VII**

The initial officer(s) and/or director(s) of the corporation is/are:

Title: P  
JEFFREY KRONENGOLD  
201 SE 12TH STREET, SUITE 100  
FT. LAUDERDALE, FL. 33316 US

Title: VP  
EDWARD P GRACE IV  
1105 N DIXIE HWY  
WEST PALM BEACH, FL. 33401 US

Title: S  
FRANK DIMARCO  
201 SE 12TH STREET, SUITE 100  
FT. LAUDERDALE, FL. 33316 US

Title: T  
FRANK DIMARCO  
201 SE 12TH STREET, SUITE 100  
FT. LAUDERDALE, FL. 33316 US

## **Article VIII**

The effective date for this corporation shall be:

03/01/2021