

**Electronic Articles of Incorporation  
For**

N23000001187  
FILED  
January 30, 2023  
Sec. Of State  
dlokeefe

LAS MERCEDES TOWNHOMES OF DEERFIELD BEACH, 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:

LAS MERCEDES TOWNHOMES OF DEERFIELD BEACH, INC.

**Article II**

The principal place of business address:

1912-1918 NE 6TH ST  
DEERFIELD BEACH, FL. 33441

The mailing address of the corporation is:

1912 NE 6TH ST  
DEEFIELD BEACH, FL. 33441

**Article III**

The specific purpose for which this corporation is organized is:

HOA PROPERTY MANAGEMENT

**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:

ROBERT MACALUSO  
1912 NE 6TH ST  
DEERFIELD BEACH, FL. 33441

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

Registered Agent Signature: ROBERT MACALUSO

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## Article VI

The name and address of the incorporator is:

ROBERT MACALUSO  
1912 NE 6TH ST

DEERFIELD BEACH

Electronic Signature of Incorporator: ROBERT MACALUSO

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: PD  
KIRSTEN GASH  
1916 NE 6TH ST  
DEERFIELD BEACH, FL. 33441

Title: VP  
THOMAS HECKER  
1914 NE 6TH ST  
DEERFIELD BEACH, FL. 33441

Title: SEC  
ROBERT MACALUSO  
1912 NE 6TH ST  
DEERFIELD BEACH, FL. 33441

## Article VIII

The effective date for this corporation shall be:

01/27/2023