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Name:	LEO AT CYPRESS CREEK, INC.
Document #:	
Order #:	15095103

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**ARTICLES OF INCORPORATION  
OF  
LEO AT CYPRESS CREEK, INC.**

The undersigned, for the purpose of forming a non-profit corporation under the Florida Not For Profit Corporation Act, pursuant to Chapter 617 of the Florida Statutes, hereby adopts the following Articles of Incorporation (the "Articles").

**ARTICLE I  
NAME**

The name of the corporation is Leo at Cypress Creek, Inc. (hereinafter called the "Corporation").

**ARTICLE II  
PRINCIPAL OFFICE**

The address of the principal office and the mailing address of the Corporation is 17501 Biscayne Boulevard, Suite 300, Aventura, Florida 33160.

**ARTICLE III  
PURPOSE**

The purpose for which this corporation is organized is to set up a Master Association for a project.

**ARTICLE IV  
MANNER OF ELECTION**

The manner in which the directors are elected and appointed shall be stated in the Corporation's bylaws.

**ARTICLE V  
INITIAL OFFICERS AND/OR DIRECTORS**

The Board of Directors of the Corporation shall consist of at least three directors, with the exact number to be fixed from time to time in the manner provided in the Corporation's bylaws. The number of directors constituting the initial Board of Directors shall be three, and the names and addresses of the members of the initial Board of Directors who are to serve as the Corporation's directors until a successor is duly elected and qualified are:

Stephen L. Vecchitto

17501 Biscayne Boulevard  
Suite 300  
Aventura, Florida 33160

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David L. Vecchitto

17501 Biscayne Boulevard  
Suite 300  
Aventura, Florida 33160

Marc A. Mariano

17501 Biscayne Boulevard  
Suite 300  
Aventura, Florida 33160

The following persons shall serve as the initial officers of the Corporation until their successors are duly elected and qualified:

President, Treasurer  
and Secretary

Stephen L. Vecchitto

Vice President

David L. Vecchitto

Vice President

Marc A. Mariano

**ARTICLE VI**  
**INITIAL REGISTERED OFFICE**

The street address of the Corporation's initial registered office in the State of Florida is 888 Southeast Third Avenue, Suite 400, Fort Lauderdale, Florida 33316, and its initial registered agent at such office is Torres Law, P.A.


**ARTICLE VII**  
**INCORPORATOR**

The name of the Incorporator is Stephen L. Vecchitto, and the address of the Incorporator is 17501 Biscayne Boulevard, Suite 300, Aventura, Florida, 33160.

**IN WITNESS WHEREOF**, the undersigned, being the Incorporator named above, for the purpose of forming a corporation pursuant to the Florida Not For Profit Corporation Act of the State of Florida has signed these Articles of Incorporation this 23<sup>rd</sup> day of August 2023.

I submit this document and affirm that the facts stated herein are true. I am aware that any 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.

By: \_\_\_\_\_

  
Stephen L. Vecchitto  
Incorporator

**ACCEPTANCE OF APPOINTMENT OF REGISTERED AGENT**

The undersigned, Torres Law, P.A. (Document No. P05000012792), having been named the Registered Agent of Leo at Cypress Creek, Inc., hereby accepts such designation and is familiar with, and accepts, the obligations of such position, as provided in Florida Statutes Section 617.0501.

August 23, 2023

TORRES LAW, P.A.:

By: 

Osvaldo F. Torres  
President

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