

PLEASE READ ALL INSTRUCTIONS BEFORE COMPLETING THIS FORM.

APPLICATION  
FOR  
REINSTATEMENT



FLORIDA DEPARTMENT OF STATE  
Sandra B. Mortham  
Secretary of State  
DIVISION OF CORPORATIONS

DOCUMENT # *N38765*

1. Corporation Name

*Virginta Orange Condominium*

97 NOV -5 AM 11:20

SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

Principal Place of Business

Mailing Address

*3005 Orange Street  
Miami, FL 33133*

*(same)*

700002345377--5

-11/12/97--0112--023

\*\*\*\*236.25 \*\*\*\*236.25

If above addresses are incorrect in any way, line through incorrect information and enter correction below.

2. New Principal Office Address, If Applicable

3. New Mailing Office Address, If Applicable

4. Date Incorporated or Qualified  
To Do Business in Florida

Suite, Apt. #, etc.

Suite, Apt. #, etc.

5. FEI Number

Applied For

City & State

City & State

Not Applicable

Zip

Country

Zip

Country

6. CERTIFICATE OF STATUS DESIRED ☐

\$8.75 Additional Fee required  
for a Certificate of Status

7. Names and Street Addresses of Each Officer and/or Director (Florida nonprofit corporations must list at least 3 directors)

1 Title(s)	2 Name of Officers and/or Directors	3 Street Address of Each Officer and/or Director (Do NOT Use Post Office Box Numbers)	4 City / State / Zip
<i>Pres.</i>	<i>Elizabeth S. Katzen</i>	<i>3005 Orange Street</i>	<i>Miami, FL 33133</i>
<i>Sec. Dic.</i>	<i>Elizabeth A. Kelly</i>	<i>3015 Orange Street</i>	<i>Miami, FL 33133</i>
<i>VP</i>			
<i>Treas. Dic.</i>	<i>Jerry B. Katzen</i>	<i>2843 S. Bayshore Dr</i>	<i>Miami, FL 33133</i>
<i>Dir</i>			

REINSTATEMENT

*(97)*

*A. Kelly*  
*11/5/97*

8. Name and Address of Current Registered Agent

9. Name and Address of New Registered Agent

*Elizabeth S. Katzen  
3005 Orange Street  
Miami, FL 33133*

Name

*Elizabeth A. Kelly*

Street Address (P.O. Box Number is Not Acceptable)

*3015 Orange Street*

Suite, Apt. #, Etc.

City

*Miami*

State

*FL*

Zip Code

*33133*

10. I, being appointed the registered agent of the above named corporation, am familiar with and accept the obligations of Section 607.0505, F.S.

Signature of  
Registered Agent

*Elizabeth S. Katzen*

REGISTERED AGENT MUST SIGN

Date

*10-31-97*

11. Does this corporation pay any intangible tax to the  
Dept. of Revenue under S. 199.032, Florida Statutes. Yes ☐ No ☒

(See other side for information  
on intangible tax.)

12. I certify that I am an officer or director or the receiver or trustee empowered to execute this application as provided for in chapter 607 or 617, F.S. I further certify that when filing this reinstatement application, the reason for dissolution has been eliminated, the corporate name satisfies the requirements of section 607.0401 or 617.0401, F.S., that all fees owed by the corporation have been paid and the names of individuals listed on this form do not qualify for an exemption under section 119.07(3)(l), F.S. The information indicated on this application is true and accurate, and my signature shall have the same legal effect as if made under oath.

SIGNATURE:

*Elizabeth S. Katzen*

SIGNATURE AND TYPED OR PRINTED NAME OF SIGNING OFFICER OR DIRECTOR

*10-31-97*

Date

*(305)  
596-2000*

Daytime Phone #

CR27040 (12/95)

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Prepared by and After Recording Return to:

Elizabeth Katzen  
3005 Orange St  
Miami FL 33133

EXHIBIT A

CERTIFICATE OF AMENDMENT

THE UNDERSIGNED, being the duly elected President of Virginia Orange Condominium Association, Inc., a Florida corporation not for profit, do hereby certify that the following resolutions were duly adopted by the Board of Directors, and on October 25, 1997, at a meeting of the members when a quorum was present, after due notice, also were approved and adopted by the unanimous vote of all of the members of the Association, for the purposes of amending the Declaration of Condominium of Virginia Orange Condominium, Inc., as originally recorded in Official Records Book 15210, at Page 3398, of the Public Records of Dade County, Florida.

The following resolution was approved by the owners of 100% of the units:

**RESOLVED:** That the Declaration of Condominium of Virginia Orange Condominium be and is hereby amended, and the amendments are adopted in the form attached and made a part hereof as Exhibit "1".

IN WITNESS WHEREOF, the undersigned has executed this certificate the 31<sup>st</sup> day of October, 1997.

VIRGINIA ORANGE CONDOMINIUM  
ASSOCIATION, INC., a Florida not-for  
profit corporation

By:

Elizabeth Katzen  
, President

Witness

Witness

STATE OF FLORIDA )

) ss:

COUNTY OF DADE )

Before me, the undersigned authority, personally appeared Elizabeth Katzen, President of Virginia Orange Condominium Association, a Florida not-for-profit corporation, on behalf of the corporation, who is personally known to me or who produced \_\_\_\_\_ as identification.

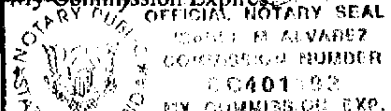
Sworn to before me on this 31<sup>st</sup> day of October, 1997.

NOTARY PUBLIC-STATE OF FLORIDA

Print Name:

ISABEL MALVAREZ

My Commission Expires



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EXHIBIT "1"

Prepared by and After Recording Return to:  
Elizabeth Katzen  
3005 Orange St  
Miami, FL 33135

-----space above this line reserved for recording information-----

**FIRST AMENDMENT TO DECLARATION  
OF CONDOMINIUM OF  
VIRGINIA ORANGE CONDOMINIUM**

THIS FIRST AMENDMENT to the Declaration of Condominium of Virginia Orange Condominium (the "First Amendment"), is made by Virginia Orange Condominium Association, Inc., a Florida not for profit corporation (the "Association").

**P R E A M B L E:**

1. Virginia Orange Condominium was created by the recordation of the Declaration of Condominium of Virginia Orange Condominium (hereinafter referred to as the "Declaration") in Official Records Book 15210, at Page 3405, of the Public Records of Dade County, Florida.

2. Pursuant to the Declaration, Article VIII, Section (A), the Declaration may be amended by the affirmative vote of all voting members of the Association; and pursuant thereto and in accordance therewith and with applicable law, the Association does hereby amend the Declaration.

NOW THEREFORE, the Declaration is amended as follows:

1. The Preamble is hereby adopted and incorporated into the body of this First Amendment as if fully set forth in this paragraph. Any and all text which is underlined (underlined) in Paragraphs 2 through 13 of this First Amendment represents additions to the Declaration. Any and all text which is stricken (~~stricken~~) in Paragraphs 2 through 13 represents deletions from the Declaration.

2. Article I, Section (D), is hereby amended to read as follows:

"Common Elements" means the portion of the condominium property not included in the units; including those portions defined below as Limited Common Elements. Common elements shall include the tangible personal property required for the maintenance of the common elements and limited common elements even though owned by the Association.

3. Article I, Section (E) is hereby amended to read as follows:

"Common Expenses" include the expenses of administration and maintenance of the condominium property; the expenses of maintenance, operation, repair, and replacement of the common elements specifically excluding the Limited Common Elements; and other expenses declared to be common expenses herein and/or by the By-laws and any other valid charge against the condominium as a whole.

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4. Article I, Section (K) is hereby amended to read as follows:

"Limited Common Elements" means and includes those common elements which are reserved for the use of a certain unit or units to the exclusion of other units. All of the property set forth in Exhibit "I" on the East side of the broken line which is not part of a Unit shall be deemed a limited common element for unit located at 3142 Virginia Street (a/k/a 3005 Orange Avenue). All of the property set forth in Exhibit "I" on the West side of the broken line which is not part of a Unit shall be deemed a limited common element for unit located at 3144 Virginia Street, Miami, Florida (a/k/a 3015 Orange Avenue).

5. Article IV, Section (2) is hereby amended to read as follows:

Basements through units for conduits, ducts, plumbing, wiring, and other facilities for the furnishing of or utility services to units and the common elements.

6. Article VII is hereby amended to read as follows:

**Percentage of Ownership of Common Elements and Voting Rights.**

The Condominium property is hereby declared to contain and is divided into two (2) units. Each such unit, together with its undivided share of the common elements, constitutes a condominium parcel.

For purposes of identification, each parcel has been numbered. Each unit shall have an undivided share in the common elements appurtenant to each unit, in the common expenses and in the common surplus, as follows:

3142 Virginia Street	<u>(a/k/a 3005 Orange Avenue)</u>	(50%)
3144 Virginia Street	<u>(a/k/a 3015 Orange Avenue)</u>	(50%)

The respective undivided interests as herein set forth shall not be changed, altered or amended, ~~except as otherwise provided for each unit owned by him by Amendment hereto, as provided below.~~

7. Article XI, Section (A) is hereby amended to read as follows:

The maintenance of the common elements, if any, specifically excluding the Limited Common Elements, shall be the responsibility of the Association. The maintenance of the Limited Common Elements shall be the responsibility of the Unit Owner of the Unit to which any such Limited Common Element is reserved.

8. Article XII, Section (A) is hereby amended to read as follows:

Common expenses shall include expenses of the operation, maintenance, repair or replacement of the common elements (specifically excluding the Limited Common Elements), costs of carrying out the powers and duties of the Association, and any other expenses designated as common expense by the Condominium Act, this Declaration or the By-Laws.

9. Article XIII, Section (A) is hereby amended to read as follows:

Subject to the provisions of the By-Laws of the Association attached hereto, the Association, through its Board of Directors, shall have the power to fix and determine from time to time the sums necessary to provide for the common expenses of the condominium property, including the expense allocable to services being rendered by a

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management company with which the Association may contract. The assessments shall include hazard and liability insurance premiums except for such insurance covering the Limited Common Elements, responsibility for which shall be that of the Unit Owner of the Unit to which any premium such Limited Common Element is reserved. A unit owner, regardless of how title is acquired, shall be liable for all assessments coming due while he is the owner of a unit. In a voluntary conveyance, the grantee shall be jointly and severally liable with the grantor for all unpaid assessments against the latter for his share of the common expenses up to the time of such voluntary conveyance. Assessments shall be made against units ~~quarterly~~ annually in amounts not less than are required to provide funds in advance for payment of all of the anticipated current operating expenses and for all of the unpaid operating expenses previously incurred.

10. Article XXI, Section (A) is hereby amended to read as follows:

The Board of Directors of the Association shall approve annual budgets in advance for each fiscal year, which budget shall project anticipated income and estimated expenses in sufficient detail to show separate estimates for taxes, if any, and insurance for the common elements, if any, specifically excluding the Limited Common Elements, plus operating and maintenance expenses, and other reasonable and necessary expenses.

11. Article XXI, Section (B) is hereby amended to read as follows:

Each unit shall be responsible for the following percentage of the annual assessment chargeable for each fiscal year: 3142 Virginia Street (a/k/a 3005 Orange Avenue) = 50%; 3144 Virginia Street = (a/k/a 3015 Orange Avenue) 50%. The annual assessment (if there shall be any) shall be ~~broken into twelve (12) equal installments, each installment paid in one (1) installment,~~ being payable in advance on the first day of each month/January, but the Board of Directors has the power to establish other collection procedures. In addition, the Association has the power to levy special assessments against each unit in their respective shares, if a deficit should develop in the treasury for the payment of common expenses.

12. Article XXII, Section (D) is hereby amended to read as follows:

~~A cat or dog~~ Cats and/or dogs, up to the total number of two(2) may be kept by a unit owner on the premises but only if such animals ~~does do~~ not cause a disturbance on the condominium property. The owner shall not permit any pet to create a nuisance so as to reasonably disturb unit owners or their families. Permitted pets shall be kept in their owner's unit or on the limited common elements appurtenant thereto.

13. Article XXV is hereby amended to read as follows:


Insurance.

Each unit owner shall maintain ~~his own hazard, flood and/or liability insurance at his expense, his own hazard, flood and/or liability insurance,~~ including such insurance covering the Limited Common Element which are appurtenant to his Unit.

Except as expressly set forth herein, the Declaration including all Amendments thereto, except the Fourth Amendment, are hereby adopted and reaffirmed as continuing in full force and effect; and nothing contained herein shall be deemed or construed so as to limit, modify, waive or estop any of the Developer's rights as provided in the Declaration. In the event of a conflict between this First Amendment and the Declaration and/or any amendments thereto, this First Amendment shall control.

IN WITNESS WHEREOF, the Association has caused this First Amendment to Declaration of Condominium of Virginia Orange to be executed this 31<sup>st</sup> day of October, 1997.

**WITNESSES:**

WITNESSES:  
  
 Print Name: BARBARA H. KATZEN

**VIRGINIA ORANGE CONDOMINIUM  
ASSOCIATION, INC., a Florida not for profit**

By: Ephraim A. Hup, Its: President

Print Name: \_\_\_\_\_

**JOINED BY UNIT OWNERS:**

Print Name: JERRY B. KATZEN

**Elizabeth Katzen, Unit Owner**

**Elizabeth Kelly, Unit Owner**

[illegible]

BEFORE ME, the undersigned authority, personally appeared Elizabeth Katzev as President of Virginia Orange Condominium Association, a Florida not for profit corporation, on behalf of the corporation, who is personally known to me or who produced \_\_\_\_\_ as identification.

WITNESS my hand and official seal this 31<sup>st</sup> day of October 1997.

[NOTARIAL SEAL]

Notary Public, State of Florida  
Print Name of Notary:

ISABEL M ALVAREZ

**My Commission Expires:**

[illegible]

BEFORE ME, the undersigned authority, personally appeared Elizabeth Katzen and Elizabeth Kelly, who are personally known to me or who produced Elizabeth S. Katzen as identification.

WITNESS my hand and official seal this 31<sup>st</sup> day of October 1997.

[NOTARIAL SEAL]

Notary Public, State of Florida  
Print Name of Notary:

ISABEL M ALVAREZ

**My Commission Expires:**

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NOTARY PUBLIC OFFICIAL NOTARY SEAL  
 My Commission Expires: AUG. 17, 1988  
 My Commission Exp. 08/17/88

NOTARY PUBLIC OFFICIAL NOTARY SEAL  
STATE OF TEXAS  
COUNTY OF DALLAS  
OFFICE OF THE NOTARY PUBLIC  
AUG. 17, 1998