

N9500000576

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January 12, 1995

Secretary of State
Division of Corporations
Post Office Box 6327
Tallahassee, FL 32314

RECEIVED
DIVISION OF CORPORATIONS
TALLAHASSEE, FLORIDA

Re: 92ND STREET PROPERTY OWNERS ASSOCIATION, INC.
Our File No. 95-128

Dear Sir:

Enclosed please find an original and one copy of the Articles of Incorporation of 92ND STREET PROPERTY OWNERS ASSOCIATION, INC. and Certificate Designating Registered Agent for filing together with a check in the amount of \$122.50.

Please return the certified copies of same in the enclosed, self-addressed stamped envelope.

Please contact the undersigned immediately if you should have any questions or comments regarding the above request.

Very truly yours,

WELBAUM, ZOOK & JONES

R. Earl Welbaum

REW/scm
Enclosure

~~789,652,1626,611~~

~~095-1482~~

Dmc
1-20-95

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SECRETARY OF STATE
TALLAHASSEE, FLORIDA

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D. LLOYD ZOOK
(305-440-0000)
BENE MACANAN
OF COUNSEL

January 30, 1995

Secretary of State
Division of Corporations
Post Office Box 6327
Tallahassee, FL 32314

Re: 92ND STREET PROPERTY OWNERS ASSOCIATION, INC.
Our File No. 95-128

Dear Ms. McDuffie:

Enclosed please find revised Articles of Incorporation which
have been corrected pursuant to your instructions.

Very truly yours,

WELBAUM, ZOOK & JONES


Mark D. Greenwell

MDG/scm

Enclosure



FLORIDA DEPARTMENT OF STATE
Sandra B. Mortham
Secretary of State

January 20, 1995

R. EARL WELBAUM, ESQUIRE
WELBAUM, ZOOK & JONES
901 PONCE DE LEON BLVD PENTHOUSE SUITE
MIAMI (CORAL GABLES), FL 33134-3009

SUBJECT: 92ND STREET PROPERTY OWNERS ASSOCIATION, INC.
Ref. Number: W95000001482

We have received your document for 92ND STREET PROPERTY OWNERS ASSOCIATION, INC. and your check(s) totaling \$122.50. However, the enclosed document has not been filed and is being returned for the following correction(s):

The purpose contained in your articles of incorporation should be more specific. Please correct your articles to reflect the specific purpose for which the corporation is being organized.

Section 617.0202(d), Florida Statutes, requires the manner in which directors are elected or appointed be contained in the articles of incorporation. A statement making reference to the bylaws is acceptable.

Please return your document, along with a copy of this letter, within 60 days or your filing will be considered abandoned.

If you have any questions concerning the filing of your document, please call (904) 487-6923.

Doris McDuffie
Corporate Specialist Supervisor

Letter Number: 295A00002547

ARTICLES OF INCORPORATION
OF

92ND STREET PROPERTY OWNERS ASSOCIATION, INC.

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SECRETARY OF STATE
TALLAHASSEE, FLORIDA

I, the undersigned subscriber to these Articles of Incorporation, a natural person competent to contract, do hereby form a corporation under the laws of the State of Florida.

ARTICLE I

NAME

The name of this corporation is 92ND STREET PROPERTY OWNERS ASSOCIATION, INC.

ARTICLE II

DURATION

This corporation shall have perpetual existence, commencing on the date of the filing of these Articles of Incorporation with the Florida Department of State in Tallahassee, Florida.

ARTICLE III

PURPOSE

This corporation is organized to represent the interests of the property owners of S.W. 92nd Street, Miami, Florida bordered by S.W. 52nd Avenue to the East and S.W. 56th Court to the West, and for any lawful purpose or purposes not for pecuniary profit pursuant to Chapter 617, Florida Statutes, and not specifically prohibited to corporations under the laws of this State.

ARTICLE IV

NON-STOCK CORPORATION

This corporation shall be non-stock, and no dividends or pecuniary profits shall be declared or paid to the members thereof.

ARTICLE V

INITIAL REGISTERED OFFICE AND AGENT

The street address of the initial registered office of this corporation is: 5331 S.W. 92nd Street, Miami, Florida 33156. The name of the registered agent of this corporation at that address is: Irving Greenfield, 5331 S.W. 92nd Street, Miami, Florida 33156.

ARTICLE VI

INITIAL BOARD OF DIRECTORS

This corporation shall have three directors initially. The number of directors may be increased from time to time by the by-laws of this corporation, but shall never be less than three. Directors shall be elected in accord with the by-laws of the Corporation.

ARTICLE VII

INCORPORATORS

The name and address of the person signing these articles is: Irving Greenfield, 5331 S.W. 92nd Street, Miami, FL 33156

ARTICLE VIII

MEMBERSHIP

All members of the corporation are residents of S.W. 92nd Street, Miami, Florida bordered by S.W. 52nd Avenue to the East and S.W. 56th Court to the West.

ARTICLE IX

BY-LAWS

The power to adopt, alter, amend or repeal the by-laws shall be vested in the Board of Directors.

ARTICLE X

INDEMNIFICATION

The corporation shall indemnify any officer or director, or any former officer or director, to the full extent permitted by law.

ARTICLE XI

AMENDMENT

This corporation reserves the right to amend or repeal any provision contained in these Articles of Incorporation or any amendment thereto, and any right conferred upon the members is subject to this reservation.

IN WITNESS WHEREOF, the undersigned subscriber has executed these Articles of Incorporation on this 12th day of JANUARY, 1995.


IRVING GREENFIELD

STATE OF FLORIDA

COUNTY OF DADE

The foregoing instrument was acknowledged before me this 12th day of JANUARY, 1995, by Irving Greenfield, of 92ND STREET PROPERTY OWNERS ASSOCIATION, INC. a Florida Corporation, on behalf of the corporation. He/she is personally known to me or who has produced FL Drivers License as identification and who did (did not) take an oath.

Louder Leon
(Name of Acknowledger Typed,
Printed or Stamped)
(Title or Rank)
(Serial Number, if any.)

OFFICIAL NOTARY SEAL
LOUDES LEON
NOTARY PUBLIC STATE OF FLORIDA
COMMISSION NO. CC06177
MY COMMISSION EXP. AUG. 1, 1997

FILED

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CERTIFICATE DESIGNATING PLACE OF BUSINESS OR DOMICILE
FOR THE SERVICE OF PROCESS WITHIN THIS STATE, SECRETARY OF STATE
NAMING AGENT UPON WHOM PROCESS MAY BE SERVED TALLAHASSEE, FLORIDA

In pursuance of Chapter 48.091, Florida Statutes, the following is submitted in compliance with said Act:

First, that 92ND STREET PROPERTY OWNERS ASSOCIATION, INC. desiring to organize under the laws of the State of Florida, with its principal office as indicated in the Articles of Incorporation, c/o 92nd Street Property Owners Association, Inc., 5331 S.W. 92nd Street, Miami, Florida 33156 and has named Irving Greenfield, 5331 S.W. 92nd Street, Miami, Florida 33156, as its Registered Agent, authorized to accept service of process within this State.

ACKNOWLEDGEMENT:

Having been named as Registered Agent to accept service of process for the above stated corporation, at a place designated in this certificate, I hereby accept to act in this capacity and agree to comply with the provisions of said Act relative to keeping open said office.

By: 

Irving Greenfield
Registered Agent