

N 95000001866

R. DELGADO, EBA
10235 SW. 54TH AVE.
MIAMI - FL 33174

(Phone #)

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OFFICE USE ONLY

CORPORATION NAME(S) & DOCUMENT NUMBER(S) (if known):

1. MABA Condominium Association, Inc.
(Corporation Name) (Document #)
2. _____
(Corporation Name) (Document #)
3. _____
(Corporation Name) (Document #)
4. _____
(Corporation Name) (Document #)

- ☐ Walk in ☐ Pick up time _____ ☐ Certified Copy
- ☐ Mail out ☐ Will wait ☐ Photocopy ☐ Certificate of Status

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OCT 11, PM 2:38
SECRETARY OF STATE

NEW FILINGS	
<input type="checkbox"/> Profit	
<input checked="" type="checkbox"/> NonProfit	
<input type="checkbox"/> Limited Liability	
<input type="checkbox"/> Domestication	
<input type="checkbox"/> Other	

AMENDMENTS	
<input type="checkbox"/> Amendment	
<input type="checkbox"/> Resignation of R.A., Officer/Director	
<input type="checkbox"/> Change of Registered Agent	
<input type="checkbox"/> Dissolution/Withdrawal	
<input type="checkbox"/> Merger	

OTHER FILINGS	
<input type="checkbox"/> Annual Report	
<input type="checkbox"/> Fictitious Name	
<input type="checkbox"/> Name Reservation	

REGISTRATION/ QUALIFICATION	
<input type="checkbox"/> Foreign	
<input type="checkbox"/> Limited Partnership	
<input type="checkbox"/> Reinstatement	
<input type="checkbox"/> Trademark	
<input type="checkbox"/> Other	

Examiner's Initials

ARTICLES OF INCORPORATION

OF

MARA CONDOMINIUM ASSOCIATION, INC.

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09 APR 16 PM 2:30

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We the undersigned, hereby associate ourselves together for the purpose of forming a non-profit corporation under the law of the state of Florida pursuant to Florida Statute 617, et seq., and hereby certify as follows:

ARTICLE I

The name of the corporation shall be:
MARA CONDOMINIUM ASSOCIATION, INC.,

ARTICLE II

The purpose of this non-profit corporation is as follows:
To be the "Association", as defined in the Condominium Act of the State of Florida, F. S. 718, et seq., for the operation of that certain condominium located in Dade County, Florida.

ARTICLE III

All persons who are owners of condominium parcels within said condominium shall automatically be members of this corporation. Such membership shall automatically terminate when such person is no longer the owner of a condominium parcel. Membership of this corporation shall be limited to such condominium parcel owners.

Admission to and termination of membership shall be governed by the Declaration of Condominium that shall be filed for said condominium among the Public Records of Dade County, Florida.

ARTICLE IV

This corporation shall have perpetual existence.

ARTICLE V

The names and residences of the subscribers to these Articles of Incorporation are as follows:

<u>RAFAEL PENA</u>	<u>708 SW. 39TH CT. MIAMI FL 33131</u>
<u>MAGALY PENA</u>	" " " " " "
<u>AMADO HERNANDEZ</u>	" " " " " "

ARTICLE VI

The affairs of the corporation shall be managed and governed by a Board of Directors, composed of three (3) members. The Directors subsequent to the first Board of Directors, shall be elected at the annual meeting of the membership for a term of one (1) year, or until their successor shall be elected and shall qualify. Provisions for

Such election, and provisions for the removal, disqualification, and resignation of Directors and for filling vacancies on the Board, shall be established by the By-Laws of the corporation.

ARTICLE VII

The names of the officers who are to serve until the first election of officers, pursuant to the terms of the Declaration of Condominium and By-Laws, are as follows:

RAFAEL PENA	President	same address as in Article V
MAGALY PENA	Treasurer	
AMADO HERNANDEZ	Secretary	

(The last two (2) officers may be combined) These officers shall be elected from time to time in the manner set forth in the By-Laws adopted by the corporation.

The following persons shall constitute the first Board of Directors and shall serve until the first election of the Board of Directors at the first regular meeting of the membership.

RAFAEL PENA	President	same address as in Art. V
MAGALY PENA	Treasurer	" " " " "
AMADO HERNANDEZ	Secretary	" " " " "

ARTICLE VIII

The By-Laws of the corporation shall initially be made and adopted by its first Board of Directors.

Prior to the time the property upon which the Condominium is to be located has been submitted to condominium ownership by the filing of the Declaration of Condominium, said first Board of Directors shall have full power to amend, alter or rescind said By-Laws by a majority vote.

After said property has been submitted to condominium ownership by the filing of the Declaration of Condominium, the By-Laws may be amended, altered, supplemented or modified by the membership at the annual meeting, by vote by the majority of the attended membership, as follows:

a.- If the proposed change has been approved by the unanimous approval of the Board of Directors, then it shall require only a majority of votes of the membership to be adopted.

b.- If the proposed change has not been approved by the unanimous vote of the Board of Directors, the proposed change must be approved by three-fourths (3/4) of the total vote of the membership.

ARTICLE IX

Amendments to these Articles of Incorporation may be proposed by any member or Director and shall be adopted in the same manner as is provided for the amendment of the By-Laws set forth in Article IX above. Said amendment (s) shall be effective when a copy thereof, together with an attached certificate of its approval by the membership sealed with the corporate seal, signed by the Secretary/Treasurer or

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in Assistant Secretary, and executed and acknowledged by the President or Vice President, has been filed with the Secretary of State, and all filing fees paid.

ARTICLE X

This corporation shall have all the powers set forth in Florida Statutes 617.021, all of the powers set forth in the Condominium Act of the State of Florida and all powers granted to it by the Declaration of Condominium and exhibits annexed thereto, including the power to contract for the management of the condominium and any recreational facilities which may at any future time be leased by the Association.

ARTICLE XI

There shall be no dividends pay to any of the members nor shall any part of the income of the corporation be distributed to its Board of Directors or officers. In the event there are any excess receipts over disbursements as a result of performing services, such excess shall be either refunded to the Unit Owners or kept by the Association and applied against the Association's expenses for the following year as shall be determined by a vote of the unit owners, subject to approval by the Board of Directors of the Association. The corporation may pay compensation in a reasonable amount to its members, Directors and officers for services rendered, may confer benefits upon its members in conformity with its purposes, and upon dissolution or final liquidation, may make distribution to its members as is permitted by the Court having jurisdiction thereof, and no such payment, benefit or distribution shall be deemed to be a dividend or distribution of income.

This corporation shall issue no shares of stock of any kind or nature whatsoever. Number of members, and membership in the corporation and transfer thereof shall be upon such terms and conditions as provided for in the Declaration of Condominium and the By-Laws.

ARTICLE XII

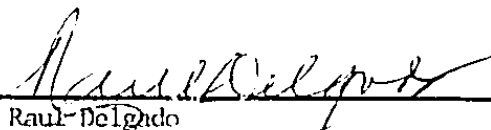
The principal office of the corporation shall be located at:

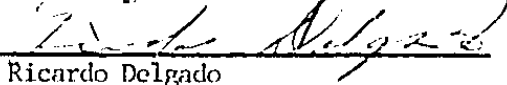
3030 S.W. 2nd., Street, Miami, Florida 33134

but the corporation may maintain offices and transact business in such other places in or out of the State of Florida if so designated by the Board of Directors.

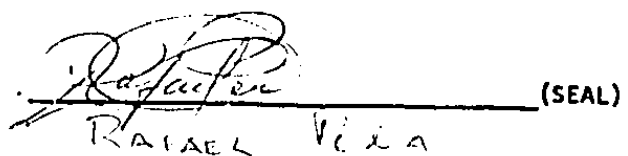
IN WITNESS WHEREOF, the subscribers thereto have hereunto set their hands and seals this 6 day of April, 1995

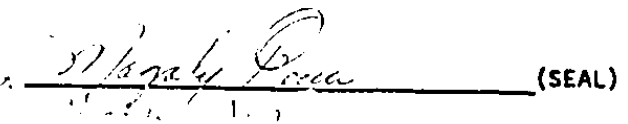
In the presence of:

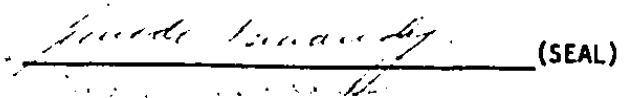

Raul Delgado


Ricardo Delgado

as to all parties

 (SEAL)
RAFAEL VELA

 (SEAL)
Mary Grace

 (SEAL)
Linda L. [unclear]

STATE OF FLORIDA)
) SS
COUNTY OF DADE)

BEFORE ME, the undersigned authority, personally appeared
RAFAEL PENA, MAGALY PENA, AND AMADO HERNANDEZ,
who, after being by me first duly sworn, acknowledge that they executed the fore-
going Articles of Incorporation of MARA CONDOMINIUM ASSOCIATION, INC.,
, a Florida corporation not for profit, for the
purpose therein expressed.

WITNESS my hand and official seal a Miami, said County and
State, this 6 day of April 1995


NOTARY-PUBLIC STATE OF FLORIDA AT LARGE

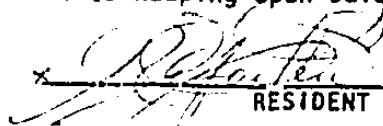
MY COMMISSION EXPIRES:

CERTIFICATE OF ADDRESS FOR SERVICE OF PROCESS

In pursuance of Chapter 48.091, Florida Statutes, the following is
submitted, in compliance with said Act:
That MARA CONDOMINIUM ASSOCIATION, INC.,
desiring to organize under indicated on the Article of Incorporation at
the city of Miami, County of Dade, State of Florida, has
named RAFAEL PENA
located at
agent to accept service of process within the State.

ACKNOWLEDGMENT

I HEREBY agree and accept to be the agent for service of process as
stated above and to act in the capacity and to comply with the
provisions of said Act relative to keeping open said office.


RESIDENT AGENT