

N 96000004356

CAPITAL CONNECTION, INC.

417 E. Virginia St., Suite 1, Tallahassee, FL 32301, (904)224-8870

Mailing Address: Post Office Box 10349, Tallahassee, FL 32302

TOLL FREE No. 1-800-342-8062

FAX (904) 222-1222

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Service: Top Priority _____ Regular _____
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To us via _____ Return via _____

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State Fee \$ _____ Our \$ _____

RE: LAS VILLAS Condominium,
INC.

	C.C. FEE.	DISBURSED
☒ Capital Express™		
☒ Art. of Inc. File	96 AUG 21	FILED
☐ Corp. Record Search		
☐ Ltd. Partnership File		
☐ Foreign Corp. File		
☒ () Cert. Copy(s)		
☐ Art. of Amend. File		
☐ Dissolution/Withdrawal		
☐ C U S-		
☐ Fictitious Name File		
☐ Name Reservation		
☐ Annual Report/Reinstatement		
☐ Reg. Agent Service		
☐ Document Filing		
☐ Corporate KII		
☐ Vehicle Search		
☐ Driving Record		
☐ Document Retrieval		
☐ UCC 1 or 3 File		
☐ UCC 11 Search		
☐ UCC 11 Retrieval		
☐ File No.'s, _____ Copies		
☐ Courier Service		
☐ Shipping/Handling		
☐ Phone ()		
☐ Top Priority		
☐ Express Mail Prep.		
☐ FAX () pgs.		
SUBTOTALS	96 AUG 21 11 30	RECEIVED

R. G. GONZALES

AUG 21 1996

REQUEST	TAKEN	CONFIRMED	APPROVED
DATE	8/21		
TIME	9:15		CK No. _____
BY	Dev		

WALK-IN
Will Pick Up _____

FEE.....	\$ _____
DISBURSED.....	\$ _____
SURCHARGE.....	\$ _____
TAX on corporate supplies.....	\$ _____
SUBTOTAL.....	\$ _____
PREPAID.....	\$ _____
BALANCE DUE.....	\$ _____
	\$ _____

Please remit invoice number with payment
TERMS: NET 10 DAYS FROM INVOICE DATE
1 1/2% per month on Past Due Amounts
Past 30 Days, 18% per Annum.

THANK YOU
from
Your Capital Connection

ARTICLES OF INCORPORATION
OF
LAS VILLAS CONDOMINIUM ASSOCIATION, INC.
A FLORIDA CORPORATION NOT FOR PROFIT

The undersigned incorporator, for the purpose of forming a corporation not for profit according to the laws of the State of Florida, adopts the following Articles of Incorporation:

ARTICLE 1
NAME AND ADDRESS

The name of the corporation is Las Villas Condominium Association, Inc., hereinafter referred to as the "Association". The mailing address of the Association is 2665 South Bayshore Drive, Suite 202, Miami, Florida 33133. The mailing address is also the street address of the original principal office of the Association.

ARTICLE 2
PURPOSE

The purposes for which the Association is organized are as follows:

- 2.1 To operate as a corporation not for profit according to Chapter 617 of the Florida Statutes.
- 2.2 To operate Las Villas, A Condominium, according to the Florida Condominium Act when the Declaration of Condominium of Las Villas is recorded in the public records of Dade County, Florida, with these Articles attached as an exhibit.
- 2.3 To promote the health, safety, welfare, comfort, and social and economic benefit of the members of the Association.

ARTICLES

ARTICLE 3
DEFINITIONS

The terms used in these Articles and the Bylaws of the Association will have the same definitions and meanings as the terms set forth in the Declaration of Condominium of Las Villas and in the Florida Condominium Act unless the context otherwise requires.

ARTICLE 4
DIRECTORS

The method of election of directors is stated in the Bylaws of the Association.

ARTICLE 5
INITIAL REGISTERED OFFICE ADDRESS AND NAME OF REGISTERED AGENT

The street address of the initial registered office of the Association is 2665 South Bayshore Drive, Suite 202, Miami, Florida 33133. The initial registered agent of the Association at that address is Michael D. Wohl.

ARTICLE 6-AMENDMENTS

These Articles may be amended only in the following manner:

6.1 A majority of the Board of Directors of the Association must adopt a resolution setting forth the proposed amendment and directing that it be submitted to a vote at a meeting of the members, which may be the annual or a special meeting.

6.2 Written notice setting forth the proposed amendment or a summary of the changes to be effected by the amendment must be given to each member of the Association within the time and in the manner provided in the Bylaws for the giving of notice of meeting of members. If the meeting is an annual meeting, the proposed amendment or summary may be included in the notice of the annual meeting.

ARTICLES

6.3 At the meeting, the proposed amendment will be adopted upon receiving the affirmative vote of a majority of the votes of the entire membership of the Association.

6.4 Any number of amendments may be submitted to the members and voted upon by them at any one meeting.

6.5 If all of the directors and all of the members eligible to vote sign a written statement manifesting their intention that an amendment to these Articles be adopted, then the amendment will be adopted as though the voting requirements had been satisfied.

6.6 No amendment may make any changes in the qualifications for membership or in the voting rights or property rights of members without approval by 2/3 of the members and the joinder of Institutional Lenders representing a majority of Units subject to first mortgages held by Institutional Lenders. No amendment may conflict with the Condominium Act or the Declaration. So long as the Developer owns any Unit, no amendment may be made without the written joinder of the Developer.

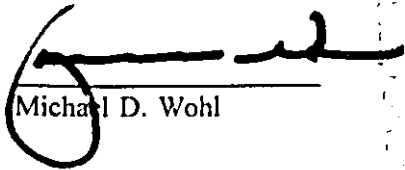
6.7 No amendment to these Articles may be made which discriminates against any Unit Owners, or which affects less than all of the Unit Owners, without the written approval of all of the Unit Owners discriminated against or affected by the amendment.

6.8 Upon the approval of an amendment to these Articles, articles of amendment must be executed and delivered to the Florida Department of State as provided by law, and a copy certified by the Florida Department of State must be recorded in the public records of Dade County, Florida.

ARTICLE 7
INCORPORATOR

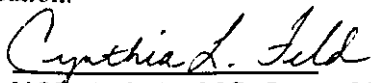
The name and address of the incorporator is Michael D. Wohl, 2665 South Bayshore Drive, Suite 202, Miami, Florida 33133.

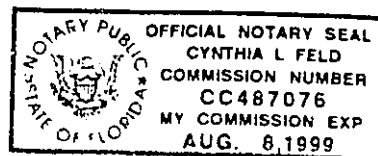
The incorporator and the initial registered agent have signed these Articles of Incorporation on August 20, 1996. By signing these Articles, the undersigned registered agent accepts the appointment as registered agent and states that he is familiar with, and accepts, the obligations of that position.


Michael D. Wohl

STATE OF FLORIDA)
) ss:
COUNTY OF DADE)

The foregoing instrument was acknowledged before me this 20th day of August 2, 1996, by Michael D. Wohl, as incorporator and as registered agent. He is personally known to me ~~and has produced a Florida driver's license as identification.~~


NOTARY PUBLIC, State of Florida
CYNTHIA L. FELD
My Commission Expires:



ARTICLES