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TO: DIVISION OF CORPORATIONS

FAX #: (804)822-4011

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NAME: EASTERN SHORES NO.1 CONDOMINIUM ASSOCIATION,

AUDIT NUMBER.....H96000012327

DOC TYPE.....FLORIDA NON-PROFIT CORPORATION

CERT. OF STATUS..0

PAGES..... 8

CERT. COPIES.....1

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FLORIDA DEPARTMENT OF STATE
Sandra B. Morham
Secretary of State

September 5, 1996

EMPIRE

SUBJECT: EASTERN SHORES NO. 1 CONDOMINIUM ASSOCIATION, INC.
REF: W96000018505

We received your electronically transmitted document. However, the document has not been filed and needs the following corrections:

Section 15.16(3), Florida Statutes, requires each document to contain in the lower left-hand corner of the first page the name, address, and telephone number of the preparer of the original and, if prepared by an attorney licensed in this state, the preparer's Florida Bar membership number.

Section 617.0803, Florida Statutes, requires that the board of directors never have fewer than three directors.

* Preparer's information not legible and only two directors are listed in article VI.,

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

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Dana Calloway
Document Specialist

FAX Aud. #: H96000012327
Letter Number: 396A00041486

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ARTICLES OF INCORPORATION

OF

EASTERN SHORES NO. 1 CONDOMINIUM ASSOCIATION, INC.

We, the undersigned, for the purpose of forming a not-for profit corporation in accordance with the laws of the State of Florida, acknowledge and file these Articles of Incorporation in the Office of the Secretary of State of Florida.

ARTICLE I
NAME

The name of this corporation is EASTERN SHORES NO. 1 CONDOMINIUM ASSOCIATION, INC. For convenience, the corporation shall herein be referred to as the "Association". The Corporate address shall be 5889 N.W. 36 Street, Miami, Florida, 33186.

ARTICLE II
PURPOSE AND POWERS

The Association shall have the following powers:

A. To operate EASTERN SHORES NO. 1 CONDOMINIUM ASSOCIATION, INC., (referred to herein as the "Condominium") and to undertake performance of, and to carry out the acts and duties incident to, the administration of the Condominium, in accordance with the terms, provisions, conditions and authorizations contained in these Articles, the Association's By-Laws and the Declaration of Condominium recorded among the Public Records of Dade County, Florida.

B. To borrow money and issue evidence of indebtedness in furtherance of any of all of the objects of its business; to secure the same by mortgage, deed or trust, pledge or other lien.

C. To carry out the duties and obligations and receive the benefits given the Association by the Declaration of Condominium.

D. To establish By-Laws and Rules and Regulations for the operation of the Association and provide for the formal administration of the Association; to enforce the Condominium Act of the State of Florida, the Declaration of Condominium, the By-Laws and the rules and Regulations of the Association.

Prepared by: Julio M. Gomez, Esq.
Fla. Bar #218790
1835 W. Flagler St., Ste. 201
Miami, FL 33135
(305) 541-1800

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E. To contract for the Management of the Condominium and to delegate to the party with whom such contract has been entered into the powers and duties of the Association.

F. To acquire, own, operate, mortgage, lease, sell and trade property, whether real or personal, as may be necessary or convenient in the administration of the Condominium.

G. The Association shall have all the common law and statutory powers of a corporation not-for-profit which are not in conflict with the terms of these Articles, the Declaration of Condominium, the By-Laws and the Condominium Act. The association shall also have all of the powers of Condominium Associations under and pursuant to Chapter 718, Florida Statutes, the Condominium Act, and shall have all of the powers reasonably necessary to implement the purpose of the Association.

ARTICLE III MEMBERS

A. Each Unit Owner in the Condominium and the Subscribers of these articles shall automatically be members of the Association. Membership of the subscribers shall terminate upon the Developer being divested of all units in the Condominium and upon control of the Association being turned over to the Unit Owners in the Condominium.

B. Membership, as to all members other than the Subscribers, shall commence upon the acquisition of fee simple title of a Unit and shall terminate upon the divestment of title of said unit.

C. On all matters as to which the membership shall be entitled to vote, there shall be only one vote for each unit, which vote shall be exercised in the manner provided by the Declaration of Condominium and the By-Laws.

D. The share of a member in the funds and assets of the Association cannot be assigned, hypothecated or transferred in any manner except as an appurtenance to his Unit.

ARTICLE IV EXISTENCE

The Association shall have perpetual existence.

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**ARTICLE V.
SUBSCRIBERS**

The name and address of the Subscribers to these Articles of Incorporation is as follows:

FRANCO BIANCHI-	5889 N.W. 36th Street Miami, Florida
JORGE PEREGRINA-	5889 N.W. 36th Street Miami, Florida
MARCEL NORBERT MAMIE LICHTI-	5889 N.W. 36th Street Miami, Florida

**ARTICLE VI.
DIRECTORS**

A. The Condominium and Association affairs shall be managed by a Board of Directors composed of at least 3 Directors who shall conduct the business of the corporation as a Board of Directors.

B. The stockholders of the corporation may, from time to time, and at any time, increase or diminish the size of the Board of Directors of the corporation, provided that the corporation shall at all times have a minimum of one Director. Directors shall be elected or appointed in the manner set forth in the By-Laws of the corporation.

The following person(s) shall constitute the initial Board of Directors and they shall hold office for the term and in accordance with the provisions of Article III of the Association's By-Laws:

<u>NAME</u>	<u>ADDRESS</u>
FRANCO BIANCHI	5889 N.W. 36th Street Miami, Florida 33166
JORGE PEREGRINA	5889 N.W. 36th Street Miami, Florida 33166
MARCEL NORBERT MAMIE LICHTI-	5889 N.W. 36th Street Miami, Florida

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ARTICLE VII
OFFICERS

The affairs of the Association shall be administered by the Officers designated in the By-Laws, who shall serve at the pleasure of said Board of Directors. The names and addresses of the Officers who shall serve until first election of officers pursuant to the provisions of the By-Laws are as follows:

<u>NAME</u>	<u>ADDRESS</u>
FRANCO BIANCHI, President	5889 N.W. 36th Street Miami, Florida 33166
JORGE PEREGRINA, Secretary	5899 N.W. 36th Street Miami, Florida 33166
MARCEL NORBERT MAMIE LICHT, Vice-Pres.	5899 N.W. 36th Street Miami, Florida 33166

ARTICLE VIII
BY-LAWS

The By-Laws of the Association shall be adopted by the initial Board of Directors. The By-Laws may be amended in accordance with the provisions thereof, except that no portion of the By-Laws may be altered, amended, or rescinded in such a manner as will prejudice the rights of the Developer of the Condominium or mortgagees of units without their prior written consent.

ARTICLE IX
AMENDMENTS TO ARTICLES

Amendments to these Articles shall be proposed and adopted in the following manner:

A. Notice of the subject matter of any proposed amendment shall be included in the notice of the meeting at which the proposed amendment is to be considered.

B. The resolution for the adoption of a proposed amendment may be proposed either by the Board of Directors acting upon the vote of a majority of the Board of Directors, or by the members of the Association, having a majority of the votes in the Association. In order for any amendment or amendments to be effective, same must be approved by an affirmative vote of the members having 75% of the votes of the Association.

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C. No amendment shall make any changes in the qualifications for membership nor the voting rights of the members, without approval in writing by all members and the joinder of all record owners of mortgages upon Condominium Units. No amendments shall be made that is in conflict with the Condominium Act or the Declaration of Condominium.

D. A copy of each amendment adopted shall be filed within ten (10) days of adoption with the Secretary of State, pursuant to provisions of applicable Florida Statutes.

ARTICLE X **INDEMNIFICATION**

Every person who now is or hereafter shall become a Director of this corporation shall be indemnified by the corporation against all costs and expenses (including counsel fees) hereafter reasonably incurred by or imposed upon him in connection with, or resulting from, any action, suit or proceeding, or at the time such cost or expense is incurred by or imposed upon him. However, an exception is made to the above in relation to matters as to which he shall be finally adjudged in such action, suit or proceeding to have been derelict in the performance of such duties imposed in him as such Director.

The right to indemnification herein provided shall not be exclusive of other rights to which any such person may now or hereafter be entitled as a matter of law.

ARTICLE XI **INITIAL REGISTERED OFFICE, AGENT, AND ADDRESS**

The registered agent shall be FRANCO BIANCHI, and the registered office shall be at 5889 N.W. 36 Street, Florida, 93160.


Subscriber, FRANCO BIANCHI


Subscriber, JORGE PEREGRINA


Subscriber, MARCEL NORBERT MAMIE LICHT


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STATE OF FLORIDA)
)SS
COUNTY OF DADE)

BE IT REMEMBERED, that on this 15 day of August, 1996, personally appeared before me, a Notary Public for the State of Florida, FRANCO BIANCHI, JORGE PEREGRINA and MARCEL NORBERT MAMIE LICHIT, parties to the foregoing Certificate of Incorporation, known to me personally to be such, and they acknowledge the said Certificate of Incorporation to be the act and deed of the signor, and that the facts herein stated are truly set forth.

Given under my hand and seal of office the day and year aforesaid.


NOTARY PUBLIC, State of Florida

MY COMMISSION EXPIRES:

JULIO M. GOMEZ
Notary Public
My Comm. expires 12/31/97
Commission No. GC 298709

JULIO M. GOMEZ
Notary Public, State of Florida
My comm. expires 12/31/97
Commission No. GC 298709


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

IN COMPLIANCE WITH SECTION 48.001, FLORIDA STATUTES, THE
FOLLOWING IS SUBMITTED:

FIRST-- THAT EASTERN SHORES NO. 1 CONDOMINIUM ASSOCIATION,
INC. DESIRING TO ORGANIZE OR QUALIFY UNDER THE LAWS OF THE
STATE OF FLORIDA, WITH ITS PRINCIPAL PLACE OF BUSINESS AT CITY OF
MIAMI, STATE OF FLORIDA, HAS NAMED FRANCO BIANCHI, LOCATED AT
5889 N.W. 36TH STREET, MIAMI, STATE OF FLORIDA, AS ITS AGENT TO
ACCEPT SERVICE OF PROCESS WITHIN FLORIDA.


FRANCO BIANCHI
CORPORATE OFFICER
TITLE: PRESIDENT
DATE:

HAVING BEEN NAMED TO ACCEPT SERVICE OF PROCESS FOR THE
ABOVE STATED CORPORATION, AT THE PLACE DESIGNATED IN THIS
CERTIFICATE, I HEREBY AGREE TO ACT IN THIS CAPACITY, AND I FURTHER
AGREE TO COMPLY WITH THE PROVISIONS OF ALL STATUTES RELATIVE TO
THE PROPER AND COMPLETE PERFORMANCE OF MY DUTIES.

SIGNATURE: _____

Franco Bianchi

DATE: 5/15/16

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