

19800006930

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LAZARUS CORPORATE FILING SERVICE, INC.

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-12/07/98-01071-006

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OFFICE USE ONLY

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

1. PARKVIEW HOUSE CONDOMINIUM
(Corporation Name) (Document #)
2. ASSOCIATION INC.
(Corporation Name) (Document #)
3. _____
(Corporation Name) (Document #)
4. _____
(Corporation Name) (Document #)

- Walk in
 Pick up time 2:00
 Certified Copy
 Mail out
 Will wait
 Photocopy
 Certificate of Status

98 DEC -8 PM 3:27
 SECRETARY OF STATE
 TALLAHASSEE, FLORIDA

FILED

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

Handwritten notes:
 12/1/98
 862

98 DEC -7 M 10:27
 RECEIVED

RECEIVED

Examiner's Initials



FLORIDA DEPARTMENT OF STATE
Sandra B. Mortham
Secretary of State

RECEIVED
98 DEC -8 PM 3:03
DIVISION OF CORPORATION

December 7, 1998

LAZARUS

MIAMI, FL

SUBJECT: PARKVIEW HOUSE CONDOMINIUM ASSOCIATION INC.
Ref. Number: W98000027238

We have received your document for PARKVIEW HOUSE CONDOMINIUM ASSOCIATION INC.. However, the document has not been filed and is being returned for the following:

The name designated in your document is unavailable since it is the same as, or it is not distinguishable from the name of an existing entity. Simply adding "of Florida" or "Florida" to the end of a name is not acceptable. Please select a new name and make the correction in all appropriate places. One or more words may be added to make the name distinguishable from the one presently on file.

Please return the original and one copy of 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 (850) 487-6934.

Loria Poole
Corporate Specialist

Letter Number: 098A00057644

ARTICLES OF INCORPORATION
OF
PARKVIEW HOUSE CONDOMINIUM ASSOCIATION INC.
A corporation Not For Profit

98 DEC -8 PM 3:27
SECRETARY OF STATE
TALLAHASSEE FLORIDA

FILED

In order to form a corporation not for profit under the Law of the Estate of Florida, we, the undersigned, hereby associate ourselves into a corporation for the purposes herein specified and to that end we do by these Articles of Incorporation set forth:

I.

The name of the corporation shall be:

PARKVIEW HOUSE CONDOMINIUM ASSOCIATION INC., hereinafter referred to as the "Association".

II.

The purposes and objects of the Association shall be to administer the operation and management of **PARKVIEW HOUSE CONDOMINIUM** ("the condominium") in accordance with the Florida Condominium Act. (the "Act") upon land situate in Dade County, Florida described on Exhibit A attached hereto and made a part hereof, and any other condominiums that may be created in the parcel of land described in Exhibit B attached hereto and made a part hereof, in accordance with the rights reserved by Developer as contained in the Declaration of Condominium of **PARKVIEW HOUSE CONDOMINIUM** as recorded in the Public Records of Dade County, Florida and to perform the acts and duties incident to operation and management of the condominium in accordance with the provisions of these Articles of Incorporation, the By-Laws of the Association to be adopted (By-Laws") and the Declaration of condominium (the "Declaration") which will be recorded in the Public Records of Dade County, Florida, when the land and the improvements constructed thereon, are submitted to the condominium form of ownership; and to own, operate encumber lease, manage, sell, convey, exchange, and otherwise deal with the land and the improvements and such other property, real and/or personal as may be or become part of the Condominium (the "Condominium Property") to the extent necessary or convenient in the administration of the Condominium. The Association shall be conducted as a non-profit organization for the benefit of its members.

III.

The Association shall have the following powers:

a) All of the powers and privileges granted to corporations not for profit under the law pursuant to which this corporation is chartered.

b) All of the powers reasonably necessary to implement and effectuate the purposes of the Association, including, without limitation, the power, authority and right to:

1.- Make and establish reasonable rules and regulations governing use of the units, common elements and limited common elements in and of the Condominium, as such terms are defined in the Declaration.

2.- Levy and collect assessments against members of the Association to defray the common expenses of the condominium as provided in the Declaration and the By-Laws: including the power to levy and collect assessments for the purpose of paying assessments levied against units in the condominium by governmental entities and for the purpose of acquiring, holding, operating, leasing, encumbering, selling, conveying, exchanging, managing and otherwise dealing with the Condominium Property, including units, which may be necessary or convenient in the operation and management of the condominium and in accomplishing the purposes set forth in the Declaration.

3.- Maintain, repair, replace, operate and manage the Condominium Property, including the right to reconstruct improvements after casualty and further to improve and add to the Condominium Property.

4.- Contract for the management of the Condominium and in connection therewith, to delegate any and/or all of the powers and duties of the Association to the extent and in the manner permitted by the Declaration, the By-Laws, and The Act.

5.- Enforce the provisions of these Articles of Incorporation the Declaration, the By-Laws and all rules and regulations governing use of the Condominium which may from time to time established.

6.- Exercise, undertake and accomplish all of the rights, duties and obligations which may be granted to or impose upon the Association in the Declaration and the Act.

IV.

The qualification of members the manner of their admission to and termination of membership, and voting by members shall be as follows:

a) The record owner of all units in the Condominium and in the units to be added to this Condominium, shall be members of the Association and no other persons or entities to be entitled to membership.

b) Membership shall be established by time acquisition of fee title to a unit in the Condominium or added units, or by acquisition of a fee ownership interest therein, by voluntary conveyance or operation of law, and the membership of any person or entity shall be authentically terminated when such person or entity is divested of all title or his entire fee ownership in such unit; provided, that nothing herein contained shall be construed as terminating the membership of any person or entity owning fee title to or a fee ownership inters in two or more units at any time while such person or entity shall retain fee title to or a fee ownership interest in any Unit.

c) The interest of a member in the funds and assets of the Association cannot be assigned, by hypothecate or transferred in any manner, except as an appurtenance to the Unit(s) only by such member. The funds and assets of the Association shall be expended, held or used only for the benefit of the membership and for the purposes authorized herein in the Declaration and in the By-Laws.

d) On all matters on which the membership shall be entitled to vote there shall be one and only one vote for each unit in the Condominium, which vote may be exercised or cast the owner(s) of each unit as will be provided for in the By-Laws. Should any member owns more than one unit, such member shall be entitled to exercise or cast one (1) vote for each such Unit, in the manner provided By-Laws.

V.

The Association shall have perpetual existence.

VI.

The principal office of the Association shall be located in Florida, by the Association may maintain offices and transact business in such places, within or without the State of Florida, as may from time to time be decided by the Board of Administration.

VII.

The affairs of the Association shall be managed by the Board of Administration. The Board of Administration shall be composed of three persons. The members of the Board of Administration shall be elected by the members of the Association at the annual meeting of the membership as provided by the By-Laws. The Board of Administration may employ a managing agent, agency and/or other managerial and supervisory personnel or entity to administer or assist in the administration of the operation and management of the Condominium and the affairs of the Association, and any and all such persons and/or entity or entities may be so employed without regard to whether any such persons or entity is a member of the Association or a member of the Board of Administration of office of the Association, as the case may be.

The Board of Administration shall have a President, a Secretary and a Treasurer and, if no decided, one or more assistants to such offices. The officers of the Association shall act subject to the direction of the Board of Administration and shall be elected by a majority of The Board of Administration and hold office for the term specified in the By-Laws of the Association. The president shall be elected from the membership of The Board of Administration. The same person may hold two offices.

VIII.

The name and residence addresses of the members of the First Board of Administration, who, subject to the provisions of the laws of Florida, these Articles of Incorporation and the By-Laws, shall hold office until their successors are elected and take possession, are as follows:

- 1.- MAURICIO MORAGA
1000 Michigan Ave. Apt. 306
Miami Beach, FL 33139
- 2.- Jose Rodriguez
1000 Michigan Ave., Apt. 506
Miami Beach, FL 33139
- 3.- Angel Castaneda
1000 Michigan Ave. Apt. 609
Miami Beach, FL 33139

IX.

The subscribers to these Articles of Incorporation are the persons herein named to act and serve as members of the First Board of Administration of the Association. The names of the Subscribers and their respective residence addresses are set forth in Article VIII hereof.

X.

The officer in the corporation, who shall hold office until their successors are elected pursuant to these Articles of Incorporation and the By-Laws shall be the following:

President: MAURICIO MORAGA
 Treasurer: JOSE RODRIGUEZ
 Secretary: ANGEL CASTANEDA

XI.

The original By-Laws of the Association shall be adopted by a majority of the Subscribers to these Articles of Incorporation at a meeting at which a majority of the Subscribers is present, and, thereafter, the By-Laws may be altered or rescinded only by affirmative vote of two-third (2/3) of the votes entitled to be cast by members of the Association.

XII.

Every member of The Board of Administration and every officer of the Association shall be indemnified by the Association against all expenses and liabilities, including Attorney's fees; reasonably incurred by or imposed upon him in connection with any proceeding, to which he may be a party, or in which he may become involved, by reason of his being or having been a member of the Board of Administration or officer of the Association, whether or not he is a member of the Board of Administration or officer at the time such expenses are incurred, except in such cases wherein the member of the Board of Administration or officer is adjudged guilty or willful misfeasance in the performance of his duties, provided that, in the event of any claim for reimbursement or indemnification hereunder based upon a settlement by the member or officer seeking such reimbursement or indemnification or the indemnification herein shall apply only if the Board of Administration approved such settlement and reimbursement as being in the best interest of the Association. The foregoing right of indemnification shall be in addition to and not exclusive of all other rights to which such member or officer may be entitled. The Association shall carry errors and omissions insurance in favor of officer and members of the Board

XIII.

An amendment and amendments to these Articles of Incorporation may be proposed by the Boar of Administration of the Association acting upon a vote of the majority of the member, or by the members of the Association owing a majority of the Units in the Condominium at that time declared or added whether

meeting as member or by instrument in writing signal by them. Upon any amendment or amendments to these Articles of Incorporation being proposed by the Boar of Administration or members, such proposed amendment or amendments shall be transmitted to the President of the Association, or the acting chief executive officer in the absents of the president, who shall thereupon call especial meeting of the membership for a date no sooner than twenty days or later than sixty days from the receipt by him of the proposed amendment, and shall be the duty of the Secretary to give each member writing notice of such meeting stating the time and place of the meeting and reciting the proposed amendment in reasonably detailed form, which notice shall be mailed or presently personally to each member not less than fourteen days nor more than thirty days before the date set for such meeting. If mailed, such notice shall be deemed property giving when deposited in the United States mail, addressed to the member at his post office address as it appears on the records of the Association, with postage thereon prepaid. Any member may by written waive of notice signed by such member, waive such notice and such waiver whom filed in the records of the Association, whether before, during of after the holding of meeting shall be deemed equivalent to the giving of such notice to such member. At such meeting the amended proposed must be approved by an affirmative vote of the members owning not less than two-third of the units in the Condominium in order for such amendment become effective. Thereupon, such amendment of these Articles of Incorporation shall be transcribed and certified in such form as may be necessary to file the same in the office of the Secretary of State of Florida. A certified copy of each such amendment shall be recorded in the Public Records of Dade County, Florida within thirty days from the date on which the same is filed in the office of the Secretary of State. Notwithstanding the foregoing provisions, no amendment to these Articles of Incorporation which shall abridge, amend or alter the right of the Developer to designated and select member of the Board of Administration may be adopted or become effective without the prior written consent of Developer.

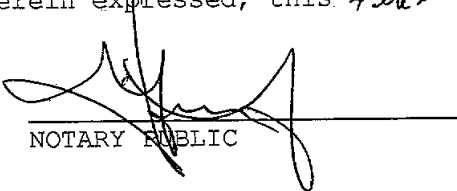
IN WITNESS WHEREOF, the Subscriber hereto has hereunto set his and seal this 4th day of December, 1998.


 MAURICIO MORAGA

STATE OF FLORIDA)
)SS
 COUNTY OF FLORIDA)

BEFORE ME, the undersigned authority, personally appeared MAURICIO MORAGA, who, being by me first duly sworn on oath, acknowledged that they executed the foregoing Articles of Incorporation for the purposes therein expressed, this 4th day of December, 1998.

My commission expires:


 NOTARY PUBLIC

**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 48.091, FLORIDA STATUTES, THE
FOLLOWING IS SUBMITTED:

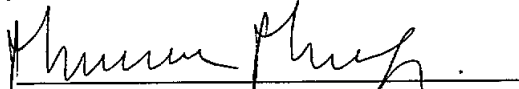
FIRST: That PARKVIEW HOUSE CONDOMINIUM ASSOCIATION, INC.,
DESIRING TO ORGANIZE OR QUALIFY UNDER THE LAWS OF THE STATE OF
FLORIDA, WITH ITS PRINCIPAL PLACE OF BUSINESS AT CITY OF MIAMI,
STATE OF FLORIDA, HAS NAMED MAURICIO MORAGA LOCATED AT 1000
Michigan Avenue, Apartment 306, Miami Beach, Florida, AS ITS
AGENT TO ACCEPT SERVICE OF PROCESS WITHIN FLORIDA. *Also principal*
Office.


SIGNATURE-CORPORATE OFFICER

President
TITLE

12-4-98
DATE

HAVING BEEN NAMED TO ACCEPT SERVICES 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 ON MY DUTIES.


SIGNATURE-RESIDENT AGENT

12-4-98
DATE

98 DEC - 8 PM 3: 27
SECRETARY OF STATE
TALLAHASSEE FLORIDA

FILED