

Division of Corporations

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Florida Department of State
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FLORIDA PROFIT CORPORATION OR P.A.

CYPRESS LAKE COMMERCIAL LAND PROPERTY OWNERS ASSOC

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FLORIDA DEPARTMENT OF STATE
Katherine Harris
Secretary of State

April 19, 1999

MURAI WALD BIONDO MORENO PA

SUBJECT: CYPRESS LAKE COMMERCIAL LAND PROPERTY OWNERS ASSOC
REF: W99000009208

We received your electronically transmitted document. However, the document has not been filed. Please make the following corrections and refax the complete document, including the electronic filing cover sheet.

Article 6 states there will be 3 director(s), whereas NONE is/are listed.

If you have any further questions concerning your document, please call (850) 487-6931.

Becky McKnight
Document Specialist

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Division of Corporations - P.O. BOX 6327 - Tallahassee, Florida 32314

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ARTICLES OF INCORPORATION
OF
CYPRESS LAKE COMMERCIAL LAND PROPERTY OWNERS ASSOCIATION, INC.

The undersigned subscriber to these Articles of Incorporation hereby forms a not for profit corporation under the laws of the State of Florida.

ARTICLE I

NAME

The name of the corporation is CYPRESS LAKE COMMERCIAL LAND PROPERTY OWNERS ASSOCIATION, INC.

ARTICLE II

DURATION AND BEGINNING OF CORPORATE EXISTENCE

The corporation shall exist perpetually. The date when the corporate existence of this corporation shall begin shall be the date upon which these Articles of Incorporation are filed with the Secretary of State of the State of Florida.

ARTICLE III

NATURE OF BUSINESS

This corporation is organized for all lawful purposes as a homeowners association.

THIS Instrument Prepared By:
Cristina Echarte Brochin, Esq.
Florida Bar #: 0581410
Murai, Wald, Biondo & Moreno, P.A.
25 Southeast Second Avenue, #900
Miami, Florida 33131

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Subject to the limitation that the corporation will not engage in any activity for the purpose of realizing pecuniary gain or profit for its members, the corporation shall have the power to transact any or all lawful business which a not for profit corporation may transact under applicable laws.

Without limiting the generality of the foregoing, the corporation shall:

(a) exercise all powers and privileges and perform all duties of the "Association" as set forth in the Declaration of Covenants, Restrictions and Easements for the Property ("the Declaration");

(b) establish the amount of the assessments payable by each owner subject to assessment pursuant to the Declaration, determine whether such assessment shall be paid monthly, quarterly or annually and collect such assessment from such owners and use the same to pay all expenses of the Association relating to the ownership and maintenance of the Common Areas;

(c) with the approval of not less than 2/3 of the members, borrow money and mortgage or pledge the real or personal property of the Association as security for such borrowed monies.

ARTICLE IV

MEMBERS

The Association shall have one class of voting members which shall be comprised of all of the Tract Owners, and shall be entitled to one vote for each Tract owned. When more than one person holds an interest in a given Tract, all such persons shall be members and the vote for such Tract shall be exercised as they

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may determine among themselves. In no event shall more than one
vote be cast per Tract.

ARTICLE V

INITIAL REGISTERED OFFICE AND AGENT AND PRINCIPAL OFFICE AND/OR MAILING ADDRESS

The street address of the initial registered office of the corporation in the State of Florida is 8750 N.W. 36 Street, Suite 200, Miami, Florida 33178 and the name of the initial registered agent of this corporation at that address is Milly Del Valle. The Principal Office and/or mailing address will be 8750 N.W. 36 Street, Suite 200, Miami, Florida 33178.

ARTICLE VI

INITIAL BOARD OF DIRECTORS

The corporation shall have three (3) directors initially: Milly DelValle, Gerda Callon and Dario Restrepo. The number of directors may be increased or decreased from time to time by amendment to, or in the manner provided in, the bylaws of the corporation, provided the corporation maintains at least three (3) directors at all times. The bylaws of the Corporation shall provide for the method of election of directors.

ARTICLE VII

INCORPORATOR

The name and address of the incorporator to these Articles of Incorporation is:

Murai, Wald, Biondo & Moreno, P.A.
25 S.E. Second Avenue, Suite 900
Miami, Florida 33131

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ARTICLE VIII

BYLAWS

The power to adopt, alter, amend or repeal bylaws shall be vested in the Board of Directors and the members as provided in the bylaws.

ARTICLE IX

INDEMNIFICATION

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

ARTICLE X

AMENDMENT

This corporation reserves the right to amend or repeal any provisions contained in these Articles of Incorporation, or any amendment thereto. Any amendment to these Articles may be made as provided under applicable law except that an amendment of the provisions of Article IV shall require the approval of 51% of the total votes.

IN WITNESS WHEREOF, the undersigned incorporator has executed these Articles of Incorporation this 14 day of April, 1999.

MURAI, WALD, BIONDO
& MORENO, P.A.

By: 

Cristina Echarte Brochin

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STATE OF FLORIDA)

) SS.

COUNTY OF MIAMI-DADE)

BEFORE ME, a Notary Public authorized to take acknowledgments in the State and County set forth above, personally appeared Cristina Echarte Brochin. She is personally known to me and known by me to be the person who executed the foregoing Articles of Incorporation, and she acknowledged before me that she executed these Articles of Incorporation.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, in the State and County aforesaid, this 14th day of April, 1999.

Georgina Butto
NOTARY PUBLIC
State of Florida at Large

My Commission Expires:



Georgina Butto
My Commission CC577114
Expires Sep. 10, 2000

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CERTIFICATE OF REGISTERED AGENT
OF
CYPRESS LAKE COMMERCIAL LAND PROPERTY OWNERS ASSOCIATION, INC.

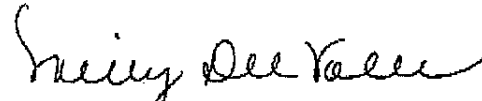
In pursuance of Chapter 48.091, Florida Statutes, the following is submitted, in compliance with said Act:

That CYPRESS LAKE COMMERCIAL LAND 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, at City of Miami, County of Miami-Dade, State of Florida, has named Milly Del Valle, as its agent to accept service of process within this State.

A C K N O W L E D G M E N T

Having been named to accept service of process for the above stated corporation, at place designated in this Certificate, we hereby accept to act in this capacity, and agree to comply with the provision of said Act relative to keeping open said office.

Dated this 14 day of April, 1999.


Milly Del Valle

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