

N99000005367
TRANSMITTAL LETTER

Department of State
Division of Corporations
P. O. Box 6327
Tallahassee, FL 32314

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-09/02/99--01046--008
*****78.75 *****78.75

SUBJECT: Stephanie's Place Condominium Association, Inc.
(Proposed corporate name - must include suffix)

Enclosed is an original and one(1) copy of the articles of incorporation and a check for :

☐ \$70.00
Filing Fee

☒ \$78.75
Filing Fee &
Certificate of
Status

☐ \$78.75
Filing Fee
& Certified Copy

☐ \$87.50
Filing Fee,
Certified Copy
& Certificate

ADDITIONAL COPY REQUIRED

FROM: Ana M. Mato, Esq.
Name (Printed or typed)

3850 Bird Road, 2nd floor
Address

Miami, FL 33146
City, State & Zip

305-461-4777
Daytime Telephone number

SECRETARY OF STATE
TALLAHASSEE, FLORIDA

99 SEP - 2 AM 11:31

FILED

T BROWN SEP - 9 1999

NOTE: Please provide the original and one copy of the articles.

Board of Administration 130K as directors - per B.C.

ARTICLES OF INCORPORATION
OF
STEPHANIE'S PLACE CONDOMINIUM ASSOCIATION, INC.

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SECRETARY OF STATE
TALLAHASSEE, FLORIDA

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

ARTICLE I

NAME

The name of this corporation shall be STEPHANIE'S PLACE CONDOMINIUM ASSOCIATION, INC. For convenience, the corporation shall herein be referred to as the "Association."

ARTICLE II

PURPOSES AND POWERS

The Association shall have the following powers:

1. To operate Stephanie's Place, a Condominium (referred to herein as the "Condominium"), and to undertake the 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 Miami-Dade County, Florida.
2. To borrow money and issue evidences of indebtedness in furtherance of any or all of the objects of its business; to secure the same by mortgage, deed of trust, pledge or other lien.
3. To carry out the duties and obligations and receive the benefits given the Association by the Declaration of Condominium.
4. To establish By-Laws and Rules and Regulations for the operation of the Association and to 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.
5. To contract for the management of the Condominium.
6. 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.
7. The Association shall have all of 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 or 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 purposes of the Association.

ARTICLE III

MEMBERS

1. Each Unit Owner in the Condominium shall automatically be a member of the Association. The membership of Unit owners shall commence upon the acquisition of fee simple title to a Unit in the Condominium and shall terminate upon the divestment of title to said Unit.

2. The Developer shall be a member of the Association for so long as it owns at least one Unit in the Condominium.

3. On all matters as to which the membership shall be entitled to vote, such vote shall be exercised in the manner provided by the Declaration of Condominium and the By-Laws. The Voting Interest of each Unit or the formula for determining same, is set forth in Exhibit "A", of the Declaration.

4. 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.

ARTICLE V

INCORPORATORS

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

NAME

ADDRESS

Henry Socorro

380 Giralda Avenue, #602, Coral Gables, FL 33134

ARTICLE VI

BOARD MEMBERS

1. The Condominium and Association affairs shall be managed by a Board of Administration composed initially of three persons, in accordance with Article III of the Association's By-Laws.

2. The number of Board Members to be elected, the manner of their election and their respective terms shall be as forth in Article III of the Association's By-Laws.

The following persons shall constitute the initial Board of Administration and they shall hold office for the term and in accordance with the provisions of Article III of Association's By-Laws.

NAME	ADDRESS
Henry Socorro	380 Giralda Avenue, #602, Coral Gables, FL 33134
Mario O. Hidalgo	17007 Collins Avenue, Sunny Isle, FL 33162
Isaac E. Elbaz	4038 Staghorn Lane, Weston, FL 33331

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 Administration. The names and addresses of the officers who shall serve until the first election of Officers pursuant to the provisions of the By-Laws are as follows:

NAME	TITLE	ADDRESS
Mario O. Hidalgo	President	17007 Collins Avenue Sunny Isle, FL 33162
Isaac E. Elbaz	Vice President	4038 Staghorn Lane Weston, FL 33134
Henry Socorro	Secretary/ Treasurer	380 Giralda Avenue, #602 Coral Gables, FL 33134

ARTICLE VIII

BY-LAWS

The By-Laws of the Association shall be adopted by the initial Board of Administration. 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:

1. 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.

2. A resolution for the adoption of a proposed amendment may be proposed either by the Board of Administration, acting upon the vote of a majority of the Board of Administration, or by the members of the Association having a majority of the Voting Interest in the Association. In order for any amendment or amendments to be effective, same must be approved by an affirmative vote of 66-2/3% of the entire Board of Administration and by an affirmative vote of 75% of the Voting Interest of the Association.

3. 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 amendment shall be made that is in conflict with the Condominium Act or the Declaration of Condominium.

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

ARTICLE X INDEMNIFICATION

The Association shall indemnify, or advance expenses to, to the fullest extent authorized or permitted by the Florida General Corporation Act, any person made, or threatened to be made, a party to any action, suit or proceeding by reason of the fact that he (i) is or was a Board Member or Officer of the Association; or (ii) is or was serving at the request of the Association as a Board Member or officer of another association or corporation. Unless otherwise expressly prohibited by the Florida General Corporation Act, and except as otherwise provided in the foregoing sentence, the Board of Administration of the Association shall have the sole and exclusive discretion, on such terms and conditions as it shall determine, to indemnify, or advance expenses to, any person made, or threatened to be made, a party to any action, suit, or proceeding by reason of the fact that he is or was an officer, employee or agent of the Association, or is or was serving at the request of the Association as an officer, employee or agent of another association, partnership, joint venture, trust or other enterprise. No person falling within the purview of the foregoing sentence may apply for indemnification or advancement of expenses to any court of competent jurisdiction.

ARTICLE XI INITIAL REGISTERED OFFICE, AGENT AND ADDRESS

The principal office of the Association shall be at 380 Giralda Avenue, #602, Coral Gables, FL 33134 or at such other place, within or outside the State of Florida as may subsequently be designated by the Board of Directors. The street address of the initial registered office of this Association is: 380 Giralda Avenue, #602, Coral Gables, FL 33134 and the name of the initial registered agent of this Association at that address is: Henry Socorro

The foregoing was adopted by the Board of Administration and members of the Association on August 25, 1999.

IN WITNESS WHEREOF, the undersigned President and Secretary of the Association have executed these Articles of Incorporation this 25 th day of August, 1999.

Mario O. Hidalgo, President
Henry Socorro, Secretary

STATE OF FLORIDA)

) SS:

COUNTY OF MIAMI-DADE)

BEFORE ME, a notary public authorized to take acknowledgments in the State and County set above, personally appeared Mario O. Hidalgo, President of Stephanie's Place Condominium Association, Inc., known to me and known by me to be the person who executed the foregoing Articles of Incorporation, and he acknowledged before me that he executed those Articles of Incorporation.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, in the State and County aforesaid, this 25 th day of August, 1999.

Ana Mato
Notary Public
State of Florida at Large
My Commission Expires:

STATE OF FLORIDA)

) SS:

COUNTY OF MIAMI-DADE)

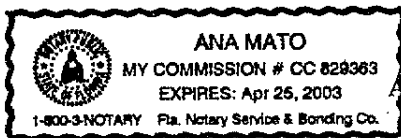


BEFORE ME, a notary public authorized to take acknowledgments in the State and County set above, personally appeared Henry Socorro, Secretary of Stephanie's Place Condominium Association, Inc., known to me and known by me to be the person who executed the foregoing Articles of Incorporation, and he acknowledged before me that he executed those Articles of Incorporation.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, in the State and County aforesaid, this 25 th day of August, 1999.

My Commission Expires:

Ana Mato
Notary Public
State of Florida at Large



ACCEPTANCE OF APPOINTMENT OF REGISTERED AGENT

Henry Socorro hereby accepts the appointment as registered agent for Stephanie's Place Condominium Association, Inc. as provided herein above, and states that he is familiar with and accepts the obligations of Section 607.325 of the Florida Statutes.

Henry Socorro

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SECRETARY OF STATE
TALLAHASSEE, FLORIDA