

Chapter Number 6

**Amended 5469**

D  
A  
T  
E  
O  
N  
L  
Y

José Navarro

Requestor's Name

7950 W. Flagler St #104

Address

Miami FL 33144

City

State

ZIP

Phone

3000003279799--6

-06/07/00--01032--007

\*\*\*\*\*78.75 \*\*\*\*\*78.75

CORPORATION(S) NAME

Dadeland View Apartments, INC.

- |  |  |   |
|--|--|---|
| <input checked="" type="checkbox"/> Profit         | <input type="checkbox"/> Amendment       | <input type="checkbox"/> Merger                     |
| <input type="checkbox"/> NonProfit                 | <input type="checkbox"/> Foreign         | <input type="checkbox"/> Mark                       |
| <input type="checkbox"/> Limited Partnership       | <input type="checkbox"/> Annual Report   | <input type="checkbox"/> Other                      |
| <input type="checkbox"/> Reinstatement             | <input type="checkbox"/> Reservation     | <input type="checkbox"/> Change of Registered Agent |
| <input checked="" type="checkbox"/> Certified Copy | <input type="checkbox"/> Photo Copies    | <input type="checkbox"/> Certificate Under Seal     |
| <input type="checkbox"/> Call When Ready           | <input type="checkbox"/> Call If Problem | <input type="checkbox"/> After 4:30                 |
| <input checked="" type="checkbox"/> Walk In        | <input type="checkbox"/> Will Wait       | <input checked="" type="checkbox"/> Pick Up         |
|  |  | <input type="checkbox"/> Mail Out                   |

**CERTIFIED COPY**

**FILED**  
00 JUN -7 AM 11:15  
SECRETARY OF STATE  
TALLAHASSEE FLORIDA



**Empire** Toll Free: 1-800-432-3028

**RECEIVED**  
00 JUN -7 AM 10:05  
DEPARTMENT OF STATE  
DIVISION OF CORPORATE  
AFFAIRS  
TALLAHASSEE FLORIDA

Name	
Availability	
Document	
Examiner	
Updater	
Verifier	
Acknowledgment	
W.P. Verifier	

LAW OFFICES OF  
**JOSÉ A. NAVARRO, P.A.**  
SUITE 104  
7950 WEST FLAGLER STREET  
MIAMI, FLORIDA 33144

TELEPHONE  
(305) 266-8600  
FAX  
(305) 264-4447

JOSÉ A. NAVARRO, ESQ.

June 5, 2000

Secretary of State  
Division of Corporations  
P. O. Box 6327  
Tallahassee, Florida 32314

RE: Dadeland View Apartments, Inc.  
Our File No. 20R7005

Dear Sir/Madam:

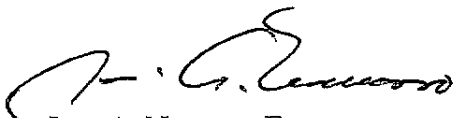
Enclosed herewith please find the Articles of Incorporation for the proposed corporation indicated above.

Also enclosed please find our check in the amount of \$78.75 to cover the following:

-	Filing Fees (Profit)	\$ 35.00
-	Registered Agent Designation	35.00
-	Good Standing Certificate	<u>8.75</u>
	<b>Total</b>	<b><u>\$ 78.75</u></b>

We would appreciate your office processing this Charter as soon as possible and if you have any questions regarding same, please contact the undersigned.

Very truly yours,



Jose A. Navarro, Esq.

JAN/dp

encl.

**FILED**  
00 JUN -7 AM 11:15  
SECRETARY OF STATE  
TALLAHASSEE FLORIDA

**ARTICLES OF INCORPORATION**  
**OF**  
**DADELAND VIEW APARTMENTS, INC.**

The undersigned subscriber to these Articles of Incorporation, desiring to form a corporation under the laws of the State of Florida, does hereby accept all of the rights and privileges, benefits and obligations conferred and imposed by said laws and does hereby adopt the following Articles of Incorporation as the Charter of the Corporation hereby organized.

**ARTICLE I**

**NAME**

The name of the Corporation shall be: **DADELAND VIEW APARTMENTS, INC.**

**ARTICLE II**

**DURATION**

This Corporation shall have perpetual existence.

**ARTICLE III**

**PURPOSES AND POWERS**

**Section 1.**

This Corporation may engage in any activity or business permitted under the laws of the United States and of the State of Florida.

**Section 2.**

The Corporation shall have all the powers set forth in the Florida General Corporation law, as in effect from time to time.

**Prepared by:**

JOSE A. NAVARRO, P.A.  
7950 W. Flagler St., #104  
Miami, Florida 33144  
Tel: (305) 266-8600

#### **ARTICLE IV**

#### **CAPITAL STOCK**

The maximum number of shares of stock this Corporation is authorized to have outstanding at any one time is: 2000 shares of common stock at \$100 par value each.

#### **ARTICLE V**

#### **INITIAL CORPORATE ADDRESS AND INITIAL REGISTERED OFFICE AND AGENT**

The initial principal office address is:

Address: c/o Jose A. Navarro  
7950 W. Flagler Street, Ste. 104  
Miami, Florida 33144

The initial registered agent and address is:

Name: Jose A. Navarro  
Address: 7950 W. Flagler Street, Ste. 104  
Miami, Florida 33144

#### **ARTICLE VI**

#### **PREEMPTIVE RIGHTS**

Every shareholder, upon the sale for cash of any new stock of this corporation of the same kind, class or series as that which he already holds, shall have the right to purchase his pro rata share thereof (as nearly as may be done without issuance of fractional shares) at the price at which it is offered to others.

#### **ARTICLE VII**

#### **RIGHT OF FIRST REFUSAL**

In case a shareholder desires to sell his shares of stock, he must first offer them for sale to the remaining shareholders, it being the intention to give them a preference in the purchase of such shares, and any attempted sale in violation of this provision is null and void.

A shareholder desiring to sell his stock shall file notice in writing of his intention with the secretary of the corporation, stating the terms of sale and unless his terms are accepted by any or all of the other shareholders within thirty (30) days thereafter, they shall be deemed to have waived their privilege of purchasing and he will be at liberty to sell to anyone else.

**ARTICLE VIII**

**INITIAL BOARD OF DIRECTORS**

This Corporation shall have one (1) Director(s), initially. The number of directors may be either increased or decreased from time to time by action in accordance with the provisions of the By-Laws. The names and addresses of the initial Directors of this Corporation are:

Jose A. Navarro        7950 W. Flagler Street, Ste. 104, Miami, Florida 33144

**ARTICLE IX**

**INCORPORATOR**

The name and address of each Incorporator is:

Jose A. Navarro        7950 W. Flagler Street, Ste. 104, Miami, Florida 33144

**ARTICLE X**

**INDEMNIFICATION**

The Corporation shall indemnify any officer, director or employee of the Corporation, or any former officer, director or employee of the Corporation, to the full extent permitted by and as set forth in the Florida General Corporation Law.

**ARTICLE XI**

**AMENDMENT**

Unless otherwise set forth herein, the Corporation reserves the right, in accordance with the Florida General Corporation Law, to amend, alter, modify or repeal any provision or provisions contained in these Articles of Incorporation, or any amendment hereto, and any right conferred upon the Shareholders subject to this reservation.

**ARTICLE XII**

**PROVISIONS FOR REGULATION OF THE  
INTERNAL AFFAIRS OF THE CORPORATION**

For the regulation of the business and for the conduct of the affairs of the Corporation, to create, divide, limit and regulate the powers of the Corporation, the Directors and Shareholders, provision is made as follows:

a) General authority is hereby conferred upon the Board of Directors of the Corporation, except as the Shareholders may otherwise from time to time provide or direct, to fix the consideration for which the shares of stock of the Corporation shall be issued and disposed of, and to provide when and how such consideration shall be paid.

b) All corporate powers, including the sale, mortgage, hypothecation and pledge of the whole or any part of the corporate property shall be exercised by the Board of Directors, except as otherwise expressly provided by law.

c) The Board of Directors shall have power from time to time to fix and determine and vary the amount of the working capital of the Corporation and direct and determine the use and disposition of any surplus or net profits over and above the capital stock paid in, and in its discretion the Board of Directors may use and apply any such surplus or accumulated profits in purchasing or acquiring bonds or other obligations of the Corporation or shares of its own capital stock to such extent, in such manner upon such terms as the Board of Directors may deem expedient.

d) The Board of Directors shall have the power of fixing the compensation by way of salaries and/or bonuses, and/or pensions of the employees, the agents, the officers and directors, all or each of them, in such sum and form and amount as may seem reasonable in and by their discretion.

e) Any one or more or all of the Directors may be removed, either with or without cause, at any time by the vote of the Shareholders holding a majority of the stock entitled to vote of the Corporation at any special meeting, and thereupon the term of each Director or Directors who shall have been so removed shall forthwith terminate, and there shall be a vacancy or vacancies in the Board of Directors, to be filled as provided by the By-Laws.


f) Any officers of the Corporation may be removed either with or without cause, at any time, by vote of a majority of the Board of Directors.

g) No contract or other transaction between the Corporation and any other corporation shall be affected or invalidated by the fact that any one or more of the Directors or officers of this Corporation is or are interested in or is a director or officer or are directors or officers of such other corporation, nor shall such contract or other transaction be affected by the fact that the Directors or officers of the Corporation are personally interested therein. Any Director or Directors, officer or officers, individually or jointly, may be a party or parties to or may be interested in any contract or transaction of or with the Corporation or in which this Corporation is interested; and no contract, act or transaction of this Corporation with any person or persons, firm, association or corporation shall be affected or invalidated by the fact that any Director or Directors or officer or officers of this Corporation is a party or are parties to, or interested in such contract, act or transaction or in any way connected with such person or persons, firm, association or corporation. Each and every person who may become a director or officer of this Corporation is hereby relieved, as far as is legally permissible, from any disability which might otherwise prevent him from contracting with the corporation for the benefit of himself or of any firm, association or corporation in which he may be in anyway interested.

**IN WITNESS WHEREOF**, the undersigned being the incorporator of this corporation has executed these Articles of Incorporation.

Dated the 5th day of June, 2000.

Signature of Incorporator

  
Jose A. Navarro


STATE OF FLORIDA           )  
  ) ss.  
COUNTY OF MIAMI-DADE )

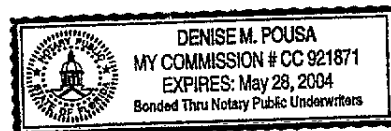
Before me, the undersigned authority, personally appeared JOSE A. NAVARRO, to be the person who executed the foregoing Articles of Incorporation and acknowledged before me, according to law, that he made and subscribed the same for the purposes therein mentioned and set forth.

Incorporator is

☒ personally known to me or  
☐ has produced \_\_\_\_\_ as identification.

**IN WITNESS WHEREOF**, I have hereunto set my hand and seal this 5th day of June, 2000.

  
Print Name: DENISE POUSA  
Notary Public, State of Florida



**ACCEPTANCE OF REGISTERED AGENT**

Having been named to accept service of process for the above named corporation at a place designated in these Articles of Incorporation, I hereby accept to act in this capacity, and agree to comply with the provision of Chapter 48.091, Florida Statutes, relative to keeping open said office for service of process.



Print Name: JOSE A. NAVARRO  
REGISTERED AGENT

Jan/06-00(7005nav.ai)

FILED  
00 JUN -7 AM 11:15  
SECRETARY OF STATE  
TALLAHASSEE FLORIDA