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(Requestor's Name)

(Address)

(Address)

(City/State/Zip/Phone #)

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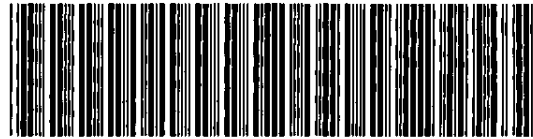
(Business Entity Name)

(Document Number)

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14 MAY 28 PM 2:49
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

W14000030324

5/29/14



ARMAND & DIEGUEZ, P.A.

May 9, 2014

Department of State
New Filing Section
Division of Corporations
Clifton Building
2661 Executive Center Circle
Tallahassee, FL 32301

RE: 825 W. 40th St. Condominium Association, Inc

Dear Sir/Madam:

Enclosed is a check payable to the Secretary of State in the amount of \$78.75. In addition, we have enclosed the original and one copy of the Articles of Incorporation. Please file the original Articles of Incorporation and return the copy, duly certified, to this office.

Sincerely,

A handwritten signature in black ink, appearing to read 'Arturo Armand', written over a horizontal line.

Arturo Armand, Esq.

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14 MAY 28 PM 2:49
SECRETARY OF STATE
TALLAHASSEE, FLORIDA



FLORIDA DEPARTMENT OF STATE
Division of Corporations

May 13, 2014

ARTURO ARMAND, ESQUIRE
10691 N. KENDALL DRIVE
SUITE 211
MIAMI, FL 33176

SUBJECT: 825 WEST 40TH STREET CONDOMINIUM ASSOCIATION, INC.
Ref. Number: W14000030324

We have received your document for 825 WEST 40TH STREET CONDOMINIUM ASSOCIATION, INC. and your check(s) totaling \$78.75. However, the enclosed document has not been filed and is being returned for the following correction(s):

The articles of incorporation of a nonprofit corporation must be prepared in compliance with section 617.0202, Florida Statutes. Please refer to that section of the law for assistance.

Non-profit corporations cannot have shares of stock or stockholders.

Please return the corrected 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) 245-6052.

Claretha Golden
Regulatory Specialist II
New Filing Section

Letter Number: 814A00010306

SECRETARY OF STATE
TALLAHASSEE, FLORIDA

14 MAY 28 PM 2:49

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ARMAND & DIEGUEZ, P.A.

May 20th, 2014

Department of State
New Filing Section
Division of Corporations
Clifton Building
2661 Executive Center Circle
Tallahassee, Fl. 32301

RECEIVED
14 MAY 28 AM 10:23
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

RE: 825 W. 40th St. Condominium Association, Inc.

Dear Sir/Madam

Pursuant to a telephone conversation, I was advised that the Articles of Incorporation I previously submitted on behalf of my client were rejected. I have enclosed the original and one copy of the revised Article of Incorporation. Kindly file the original Articles of Incorporation and return the copy, duly certified, to the undersigned in the enclosed self addressed stamped envelope.

Additionally, I am enclosing a copy of the cashed check that was previously sent.

Sincerely,

A handwritten signature in black ink, appearing to read 'Arturo Armand', followed by a long horizontal flourish.

Arturo Armand, Esq.

FILED
14 MAY 28 PM 2:49
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

ARTICLES OF INCORPORATION
OF
825 WEST 40TH STREET CONDOMINIUM ASSOCIATION, INC.

FILED
14 MAY 28 PM 2:49
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

The undersigned Incorporator to these Articles of Incorporation, a natural person competent to contract, hereby forms a corporation for profit pursuant to Chapter 607, the Florida Business Corporation Act and the laws of the State of Florida.

ARTICLE I
NAME

The name of the Corporation shall be:

825 WEST 40TH STREET CONDOMINIUM ASSOCIATION, INC.

For convenience, the corporation may be referred to as the "Association." Its business shall be carried out at Miami-Dade County, Florida, or at such other points or places in the State of Florida, the United States or foreign countries as may, from time to time, be authorized by the Board of Directors.

ARTICLE II
PURPOSE

The general purpose of this Corporation is to be the "Association" (as defined in the Condominium Act of the State of Florida, F.S. 718, as amended from time to time,) for the operation of the 825 West 40th Street Condominium located in Miami-Dade County, Florida, previously created pursuant to the provisions of the Condominium Act, and as such Association, to operate, administer and perform all of the functions and duties of the Condominium,

to operate, administer and perform all of the functions and duties of the Condominium, established by the Declaration of Condominium and the Condominium Act.

ARTICLE III

SHARES

The maximum number of shares of stock this Corporation is authorized to have outstanding at any time shall be Four (4) shares of Common Stock at One (\$1.00) Dollar par value. All the aforementioned stock is to be issued as fully paid for and exempt from assessment. The capital stock may be paid for in money, property, labor or services, at a just valuation to be fixed by the incorporator.

Shareholders in the Corporation shall be limited to all persons, trustees or legal entities who are Owners of 825 West 40th Street Condominium Units and/or Parcels. Each Unit Owner shall be deemed to automatically be a shareholder and the owner of One (1) share of stock effective upon recording each deed to the Unit Owner's interest in the public records of Miami-Dade County, Florida and upon the books and records of the 825 West 40th Street Condominium. In the event any person, trustee, legal entity and/or Unit Owner acquired or acquires ownership in more than one Unit and/or Parcel, then said person, trustee, legal entity and/or Unit Owner shall automatically be a shareholder and the owner of One (1) share of stock for each Condominium Unit and/or Parcel so owned, effective upon recording the deed to the Unit Owner's interest in the public records of Miami-Dade County, Florida and upon the books and records of the 825 West 40th Street Condominium. It is the intent of this provision that any person, trustee, legal entity and/or Unit Owner who acquires ownership in one or more Units and/or Parcels, shall be entitled to One (1) share of stock for each Unit and/or Parcel so owned. As such, a Unit Owner owning more than One (1) Unit and/or Parcel shall be entitled to One (1) vote for each share of

stock. By way of example, if a Unit Owner owns three Units and/or Parcels, said Unit Owner is entitled to vote each share of stock, for a total of three votes, as a shareholder. Such ownership of shares of stock shall automatically terminate when such person, trustee or legal entity is no longer a Unit Owner of a Condominium Unit and/or Parcel.

ARTICLE IV **CAPITAL**

This Corporation shall begin business with a capital of One Hundred (\$100.00) Dollars and the undersigned incorporator does hereby state that there has already been paid into the Corporation on behalf of the subscriber set forth herein, in cash or kind, the sum of One Hundred (\$100.00) Dollars.

ARTICLE V **TERM**

This Corporation shall exist perpetually.

ARTICLE VI **PRINCIPAL PLACE OF BUSINESS**

The principal place of business of this Corporation shall be located at 825 W. 40th St., Miami Beach, FL 33140 in Miami-Dade County, Florida, and may have such other places of business, both within and without the State of Florida and in foreign countries, as may be necessary and convenient.

ARTICLE VII
BOARD OF DIRECTORS

The business and affairs of this Corporation shall be managed and governed by a Board of Directors composed of not less than one (1) Director and not more than three (3) members. The exact number of Directors shall be determined from time to time by a majority vote of the then existing shareholders. Directors need not be stockholders.

Brian Giller, 1690 NE. 104 Street, Miami Shores, Florida 33138, shall constitute the Board of Directors of this Corporation, who shall hold office until successors are elected and have qualified:

ARTICLE VIII
OFFICERS

The Officers of the Corporation shall be: President; Vice President; Secretary; and Treasurer. Any person may serve as one or more (including all) officers of the Corporation, who shall be elected in the manner set forth in the By-Laws of the Corporation.

Brian Giller, 1690 NE. 104 Street, Miami Shores, Florida 33138, shall serve as President, Secretary and Treasurer until successors are elected and have qualified.

ARTICLE IX
BY-LAWS

The By-Laws of the Corporation shall initially be made and adopted by its first Board of Directors.

The By-Laws may be amended, altered, supplemented or modified by a majority of the membership at the annual meeting, or at a duly convenient special meeting of the membership, or by vote as provided in the By-Laws.

ARTICLE X **INCORPORATOR**

The number of shares of stock which the incorporator agrees to take is 4 shares valued at \$4.00. The name and post office address of the incorporator of these Articles of Incorporation, is Brian Giller, 1690 NE. 104 Street, Miami Shores, Florida 33138.

ARTICLE XI **INDEMNIFICATION**

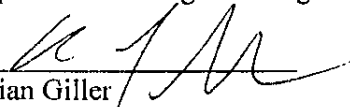
Every Director and every Officer of the Association shall be indemnified by the Corporation against all expenses and liabilities, including legal and counsel fees reasonably incurred by or imposed upon him in connection with any proceeding to which he may be a party, or in which he may become involved, by reason of his being or having been a Director or Officer of the Corporation, or any settlement thereof, whether or not he is a Director or Officer at the time such expenses are incurred, except in such cases wherein the Director or Officer is adjudged guilty of willful misfeasance or malfeasance in the performance of his duties; provided that in the event of a settlement, the indemnification herein shall apply only when the Board of Directors holding office at the time of the proposed settlement, approves such settlement as being in the best interests of the Corporation. Every Director and every Officer of the Association who is entitled to such indemnification, shall be entitled to receive payment from the Association, concurrently

with payment to said Director's and/or Officer's payment to their attorneys. Payment by the Association may also be made by direct payment to the attorneys representing such Directors and/or Officers. The foregoing right of indemnification shall be in addition to and not exclusive of all other rights to which such Director or Officer may be entitled.

ARTICLE XI
REGISTERED AGENT

The name and address of the initial registered agent is Brian Giller, 1690 NE. 104 Street, Miami Shores, Florida 33138.

Having been named as Registered Agent to accept service of process for the above stated corporation at the place designated in this certificate, I am familiar with and accept the appointment as registered agent and agree to act in this capacity

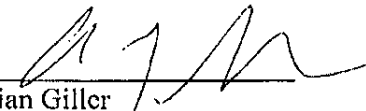


Brian Giller
Registered Agent

5/15/14

Date

I submit this document and affirm that the facts stated herein are true. I am aware that the false information submitted in a document to the Department of State constitutes a third degree felony as provided for in s.817.155, F.S.



Brian Giller
Incorporator

5/15/14

Date

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14 MAY 28 PM 2:49
SECRETARY OF STATE
TALLAHASSEE, FLORIDA