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Check for Only

S-4-95 Heidi

#209

Milagros R. Vazquez
Requestor's Name
717 Ponce de Leon Blvd
Address
Coral Gables, FL 33134
City State Zip Phone

446-4555

VALIDATION ONLY

900001479069
-05/08/95--01066--007
****122.50 ****122.50

CORPORATION(S) NAME

UNIVERSAL PROPERTY MANAGEMENT, Inc



FLORIDA DEPARTMENT OF STATE
Toll Free: 1-800-432-3028

DIVISION OF CORPORATION

95 MAY -8 AM 9:50

RECEIVED

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

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

CERTIFIED COPY

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SECRETARY OF STATE
TALLAHASSEE, FLORIDA

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SECRETARY OF STATE
TALLAHASSEE, FLORIDA

ARTICLES OF INCORPORATION
OF
UNIVERSAL PROPERTY MANAGEMENT, INC.

THE UNDERSIGNED SUBSCRIBERS to these Articles of Incorporation, each a natural person competent to contract, hereby associate themselves together to form a corporation under the laws of the State of Florida.

ARTICLE I
NAME

The name of this corporation is: UNIVERSAL PROPERTY MANAGEMENT, INC.

ARTICLE II
PRINCIPAL PLACE OF BUSINESS AND MAILING ADDRESS

The principal place of business and the mailing address of this Corporation shall be: 3829 SW 99 Avenue, #2, Miami, Florida 33165.

ARTICLE III
PURPOSES

The specific purposes for which the corporation is organized are:

A. To engage in every aspect and phase of the management of real estate including but not limited to homeowners and condominium associations.

B. To conduct business in, have one or more offices in, and buy, hold mortgage, sell, convey, lease or otherwise dispose of real and personal property, including franchises, patents, copyrights, trademarks, and licenses, in the State of Florida, and in all other States and Countries.

C. To contract debts and borrow money, issue and sell or pledge bonds, debentures, notes and other evidence of indebtedness and execute such mortgages, transfers of corporate property or other instruments to secure the payment of corporate indebtedness as required.

D. To purchase the corporate assets of any other corporation and engage in the same or other character of business.

E. To guarantee, endorse, purchase, hold, sell, transfer mortgage, pledge or otherwise acquire or dispose of the capital stock of, or any bonds, securities or other evidence of indebtedness created by any other corporation of the State of Florida or any other state or government, of the State of Florida or any other state or government, and while owners of such stock exercise all of the rights, powers and privileges of ownership, including the right to vote such stock.

F. To manufacture, purchase, or otherwise acquire, own, mortgage, pledge, sell, assign, and transfer or otherwise dispose of, to invest, trade, deal in and deal with, goods, wares and merchandise and real and personal property of every class and description.

G. To avail itself of all corporate powers as provided in Section 617.0302, Florida Statutes.

ARTICLE IV CAPITAL STOCK

The maximum number of shares of stock that this company is authorized to have outstanding at any one time is: ONE HUNDRED (100) shares of ONE (\$1.00) DOLLARS par value, the consideration to be paid for each share shall be ONE (\$1.00) DOLLAR.

ARTICLE V INITIAL CAPITAL

The amount of capital with which this corporation will begin business is not less than ONE HUNDRED (\$100.00) DOLLARS.

ARTICLE VI

This corporation is to exist perpetually.

ARTICLE VII

The name and the street address of the initial registered agent is: OSVALDO V. MEDINA, 3829 SW 99 Avenue, #2, Miami, Florida 33165.

ARTICLE VIII

This corporation shall have One (1) director(s) initially.

The number of directors may be elected, appointed, increased or diminished from time to time, pursuant to the by laws adopted by the stockholders, provided however, that the number of directors shall never be less than One (1).

ARTICLE IX
INITIAL DIRECTORS

The names and post office addresses of the members of the first Board of Directors are:

NAME	ADDRESS
OSVALDO V. MEDINA	3829 SW 99 Avenue, #2 Miami, Florida 33165

ARTICLE X
INCORPORATORS

The name(s) and the street addresses of the incorporator(s) for these Articles of Incorporation is/are:

NAME	ADDRESS
OSVALDO V. MEDINA	3829 SW 99 Avenue, #2 Miami, Florida 33165

ARTICLE XI
AMENDMENT

These Articles of Incorporation may be amended in the manner provided by Florida Statutes. Every amendment shall be approved by the Board of Directors, proposed by them to the shareholders and approved at a shareholders meeting by a majority of the shareholders entitled to vote thereon, unless all the directors and

all the shareholders sign a written statement manifesting their intention that a certain amendment of these Articles of Incorporation be made.

IN WITNESS WHEREOF, the subscribed incorporators have hereunto set their hands and seals, and caused these Articles of Incorporation to be executed this 28 day of April, 1995.

Osvaldo V. Medina
OSVALDO V. MEDINA, Incorporator

STATE OF FLORIDA)

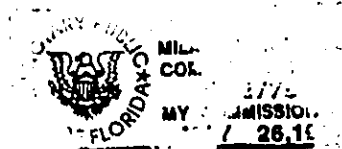
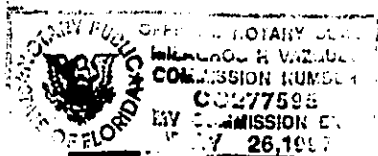
COUNTY OF DADE)

BEFORE ME, the undersigned authority, this day personally appeared OSVALDO V. MEDINA, known to me to be the person(s) who executed the foregoing Articles of Incorporation of UNIVERSAL PROPERTY MANAGEMENT, INC., and acknowledged before me that he executed the same for the purposes therein expressed, and who is personally known to me or who has produced Florida Driver's license, as identification and who did take an oath.

WITNESS my hand and official seal at Miami, Dade County, Florida, this 28 day of April, 1995.

Milagros R. Vazquez
NOTARY PUBLIC

My Commission Expires:



MILAGROS R. VAZQUEZ, ESQ.
717 Ponce De Leon Blvd. #209
Coral Gables, Florida 33134
(305) 446-4555

FILED
95 MAY -8 AM 10:10
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

CERTIFICATE OF DESIGNATION OF
REGISTERED AGENT/REGISTERED OFFICE

Pursuant to the provisions of section 607.0501, Florida Statutes, the undersigned corporation, organized under the laws of the State of Florida, submits the following statement in designating the registered office/registered agent, in the State of Florida.

1. The name of the corporation is:

UNIVERSAL PROPERTY MANAGEMENT, INC.

2. The name and address of the registered agent and office is:

OSVALDO V. MEDINA
3829 SW 99 Avenue, #2
Miami, Florida 33165

Having been named as registered agent and to accept service of process for the above stated corporation at the place designated in this certificate, I hereby accept the appointment as registered agent and agree to act in this capacity. I further agree to comply with the provisions of all statutes relating to the proper and complete performance of my duties, and I am familiar with and accept the obligations of my position as registered agent.

Oswaldo V. Medina
OSVALDO V. MEDINA

Date: April 28, 1995

STATE OF FLORIDA)

COUNTY OF DADE)

The foregoing instrument was acknowledged before me this 28 day of April, 1995, by OSVALDO V. MEDINA, as registered agent of UNIVERSAL PROPERTY MANAGEMENT, INC., who is personally known to me or who has produced Florida Driver's License as identification and who did _____ take an oath.

Alfonso R. Vasquez
NOTARY PUBLIC

My Commission Expires:

