

State of Florida



Department of State

APR 20 1983

I certify that the attached is a true and correct copy of the Articles of Incorporation of FUTURA YACHT CLUB BUILDING A CONDOMINIUM ASSOCIATION, INC., a corporation organized under the Laws of the State of Florida, filed on April 20, 1983.

The charter number for this corporation is 768062.

Given under my hand and the Great Seal of the State of Florida at Tallahassee, the Capital, this the 25th day of April, 1983.



CER-101

George Firestone
Secretary of State

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FILED
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SECRETARY OF STATE
TALLAHASSEE, FLORIDA

ARTICLES OF INCORPORATION
OF

FUTURA YACHT CLUB BUILDING A CONDOMINIUM ASSOCIATION, INC.
(a non-profit corporation)

WE, the undersigned, with other persons being desirous
of forming a Corporation under the provisions of Chapter 617
of the Florida Statutes, do agree to the following:

ARTICLE I

The name of the Corporation is:

FUTURA YACHT CLUB BUILDING A
CONDOMINIUM ASSOCIATION, INC.

ARTICLE II

The general nature of the objects and purpose of this
corporation shall be:

To manage and operate the apartments and common elements
of a Condominium.

ARTICLE III

The membership of this Corporation shall constitute all
persons hereinafter named as subscribers and such other persons
as from time to time hereafter, may become members, in the
manner provided by the By-Laws.

ARTICLE IV

This Corporation is to exist perpetually.

ARTICLE V

The names and residences of the subscribers to these Articles

Juan N. Alvarez	13321 S.W. 71 Ln.	Miami, Fla.	33183
Gonzalo M. Lage	1650 Coral Way	Miami, Fla.	33145
Consuelo Gonzalez	1650 Coral Way	Miami, Fla.	33145

ARTICLE VI

Section 1. The Officers of the Corporation shall be a President, Vice-President, Secretary-Treasurer, and such other officers as may be provided in the By-Laws.

Section 2. The names of the persons who are to serve as officers of the Corporation until the first meeting of the Board of Directors are:

Juan M. Alvarez	PRESIDENT
Gonzalo M. Lage	VICE-PRESIDENT
Consuelo Gonzalez	SECRETARY-TREASURER

Section 3. The Officers shall be elected at the annual meeting of the Board of Directors or as provided in the By-Laws.

ARTICLE VII

Section 1. The business affairs of this Corporation shall be managed by the Board of Directors. This Corporation shall have three (3) directors initially. The number of directors may be increased from time to time, by the By-Laws, but shall never be less than three (3).

Section 2. The Board of Directors shall be members of the Corporation.

Section 3. Members of the Board of Directors shall be elected and their officers in accordance with the By-Laws.

Section 4. The names and addresses of the persons who are to serve as directors for the ensuing year, or until the first annual meeting of the Corporation are:

Juan M. Alvarez	13821 S.W. 71 Ln.	Miami, Fla. 33143
Gonzalo M. Lage	1650 Coral Way	Miami, Fla. 33145
Consuelo Gonzalez	1650 Coral Way	Miami, Fla. 33145

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ARTICLE VIII

The Board of Directors of this corporation may provide such By-Laws for the conduct of its business and the carrying out of its purposes as they may deem necessary from time to time.

ARTICLE IX

Section 1. The Articles of Incorporation may be amended at the regular or special meeting of the membership providing that three-fourths (3/4ths) of the total membership shall vote for said amendment.

Section 2. The By-Laws may be amended at the regular or special meeting of the membership providing that three-fourths (3/4ths) of the total membership shall vote for said amendment.

ARTICLE X

The location of this corporation shall be at

1650 Coral Way
Miami, Fla. 33145

IN WITNESS WHEREOF, we, the undersigned subscribing incorporators, have hereunto set our hands and seals this 1st day of April, 1983, for the purpose of forming this Corporation Not for Profit, under laws of the State of Florida.



JUAN M. ALVAREZ



GONZALO N. LAGE



CONSUELO GONZALEZ

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STATE OF FLORIDA)
) SS
COURT OF *Dade*)

BEFORE ME, a Notary Public duly authorized in the State and County named above to take acknowledgments, personally appeared *Juan M. Alvarez and Consuelo Gonzalez and Gerardo M. Diaz* to me known to be the persons described in and who executed the foregoing Articles of Incorporation, and they acknowledged before me that they executed and subscribed to these Articles of Incorporation.

WITNESS my hand and official seal in the County and State named above this *first* day of *April* 1983.

Luis Lora
Notary Public, State of
Florida, at Large

My Commission Expires:

NOTARY PUBLIC STATE OF FLORIDA
COMMISSION EXPIRES SEP 19 1984
LORAL AND COMPANY, INCORPORATED

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MISO 250

CERTIFICATE DESIGNATING PLACE OF BUSINESS OR DOMICILE FOR THE SERVICE OF PROCESS WITHIN FLORIDA, NAMING AGENT UPON WHOM PROCESS MAY BE SERVED

SECRETARY OF STATE
TALLAHASSEE, FLORIDA

IN COMPLIANCE WITH SECTION 48.091, FLORIDA STATUTES, THE FOLLOWING IS SUBMITTED:

FIRST--THAT FUTURA YATCH CLUB BUILDING A CONDOMINIUM ASSOCIATION, INC.
(A non-profit corporation) (NAME OF CORPORATION)

DESIRING TO ORGANIZE OR QUALIFY UNDER THE LAWS OF THE STATE OF FLORIDA,

WITH ITS PRINCIPAL PLACE OF BUSINESS AT CITY OF Miami
(CITY)

STATE OF Florida HAS NAMED JUAN M. ALVAREZ
(STATE) (NAME OF RESIDENT AGENT)

LOCATED AT 1650 Coral Way
(STREET ADDRESS AND NUMBER OF BUILDING,
POST OFFICE BOX ADDRESSES ARE NOT ACCEPTABLE)

CITY OF Miami STATE OF FLORIDA, AS ITS AGENT TO ACCEPT
(CITY)

SERVICE OF PROCESS WITHIN FLORIDA.

SIGNATURE Juan M. Alvarez
(CORPORATE OFFICER)

TITLE President

DATE April 1, 1983

HAVING BEEN NAMED TO ACCEPT SERVICE OF PROCESS FOR THE ABOVE STATED CORPORATION, AT THE PLACE DESIGNATED IN THIS CERTIFICATE, I HEREBY AGREE TO ACT IN THIS CAPACITY, AND I FURTHER AGREE TO COMPLY WITH THE PROVISIONS OF ALL STATUTES RELATIVE TO THE PROPER AND COMPLETE PERFORMANCE OF MY DUTIES.

SIGNATURE Juan M. Alvarez
(RESIDENT AGENT)

DATE April 1, 1983

CORP. 25
1/1/76

STATE OF FLORIDA
COUNTY OF MONROE)

This Copy is a True Copy of the Original on File in this Office. Witness my hand and Official Seal.

This 30 day of June
A.D., 19 83

DANNY L. POLK
Clerk Circuit Court

By Daniel Green, Jr. D.C.