

State of Florida



Department of State

I certify that the attached is a true and correct copy of the Articles
of Incorporation of LAKESHORE 10 CONDOMINIUM ASSOCIATION, INC.,

a corporation organized under the Laws of the State of Florida,
filed on May 27, 1986.

The document number of this corporation is N15104.

Given under my hand and the
Great Seal of the State of Florida,
at Tallahassee, the Capital, this the
27th day of May, 1986.



CR2E022 (10-85)

George Firestone
Secretary of State

CR2E040 (4-84)



REC-1291361493

ARTICLES OF INCORPORATION
OF

LAKESHORE 10 CONDOMINIUM ASSOCIATION, INC.
(A CORPORATION NOT FOR PROFIT)

In order to form a corporation under and in accordance with the provisions of the Laws of the State of Florida for the formation of corporations not for profit. We, the undersigned, hereby associate ourselves into a corporation for the purpose and with the powers hereinafter mentioned; and to that end we do, by these Articles of Incorporation, set forth:

I.

The name of this corporation shall be as indicated in the title of this instrument. This corporation shall hereinafter be referred to as the "Association".

II.

The purpose for which the Association is organized is to provide an entity pursuant to Chapter 718, Florida Statutes, hereinafter referred to as the "Condominium Act", to operate that certain Condominium, bearing the same name as the Association, (hereinafter referred to as the "Condominium"), at The Lakeshore Community at the Village of Homestead, Homestead, Florida.

III.

The Association shall have the following powers:

1. The Association shall have all of the powers and privileges granted to corporations not for profit except where the same are in conflict with the Declaration of Condominium and Exhibits attached thereto.

2. The Association shall have all of the powers reasonably necessary to implement and effectuate the purposes of the Association, except as limited herein, as specified in the Declaration of Condominium and 718.111, Fla. Stat., including, but not limited to:

(a) To make and establish Rules and Regulations governing the use of the Condominium Property.

(b) To levy and collect assessments against members of the Association to defray the Expenses of the Condominium as provided for in the Declaration of Condominium and Exhibits attached thereto.

(c) To maintain, improve, repair, reconstruct, replace, operate and manage the Condominium Property.

(d) To contract for the management of the Condominium and to delegate in such contract all or any part of the powers and duties of the Association.

(e) To enforce the provisions of said Declaration of Condominium, and Exhibits attached thereto and the Rules and Regulations governing the use of said Condominium.

(f) To grant permits, licenses and easements over the common areas for utilities, roads and other purposes reasonably necessary or useful for the proper maintenance or operation of the Condominium Property.

(g) To exercise, undertake and accomplish all of the rights, duties and obligations which may be granted to, or imposed upon the Association.

The provisions of the Declaration of Condominium and Exhibits attached thereto which provide for the conduct of the affairs of the Association and create, divide, limit and regulate the powers of the Association, directors, and members shall be deemed provisions hereof.

IV.

The qualification of members, the manner of their admission, termination of such membership, and voting by members shall be as follows:

1. The owners of all Units in the Condominium and the Subscribers to this Certificate of Incorporation shall be members of the Association. No other persons or entities shall be entitled to membership. Membership of the subscribers shall terminate upon the Sponsor being divested of all units in the condominium and control of the Association is turned over to the members.

2. Subject to the provisions of the Declaration of Condominium and the Bylaws of this Association, membership shall be established by the acquisition of fee title to a Unit in the Condominium. The membership of any party shall be automatically terminated upon his being divested of title to all Units owned by such member in the Condominium. Membership is non-transferable except as an appurtenance to a Unit.

3. On all matters on which the membership shall be entitled to vote, each member shall have one vote for each Unit in the Condominium owned by such member. Such vote may be exercised or cast by the owner or owners of each Unit in such manner as is provided for in the Declaration, or in the Bylaws adopted by the Association.

4. Until such time as the Condominium Property which this Association is intended to operate is submitted to Condominium ownership by the recordation of the Declaration of Condominium, the membership of the Association shall be comprised of the Subscribers to these Articles, each of whom shall be entitled to cast one vote on all matters on which the membership shall be entitled to vote.

V.

The Association shall have perpetual existence.

VI.

The principal office of the Association shall be located on the Condominium Property, Homestead, Florida. The registered office of the Association shall be located at Suite 320, Interstate Plaza, 1499 West Palmetto Park Road, Boca Raton, Florida 33432, and the registered agent at such address shall be Henry B. Handler.

VII.

The affairs of the Association will be managed by a Board of Directors initially consisting of three directors who need not be members of the Association.

At such time as the members are entitled to elect all Directors as set forth in 718.301, Fla. Stat., and subject to the provisions of the Bylaws, the Board of Directors shall consist of three directors.

Directors of the Association shall be elected at the annual meeting, in the manner provided by the Bylaws. Directors may be removed and vacancies on the Board of Directors shall be filled in the manner provided by the Bylaws.

The Directors named in these Articles shall serve pursuant to the Bylaws and the Condominium Act and any vacancies in their number occurring shall be filled as the Bylaws provide.

The name and address of the members of the first Board of Directors who shall hold office until their successors are elected and have qualified, or until removed, are as follows:

<u>Name</u>	<u>Address</u>
Louis Beck	1270 South Franklin Avenue Homestead, Florida 33034
Jose Navarro	1270 South Franklin Avenue Homestead, Florida 33034
Neil Rowan	1270 South Franklin Avenue Homestead, Florida 33034

VIII.

Subject to the provisions of the Bylaws, the officers of the Association shall be elected by the Board of Directors. Officers shall serve at the pleasure of the Board. The names of the officers who shall serve until their successors are elected are as follows:

President: Louis Beck

Vice-President: Jose Navarro

Secretary and Treasurer: Neil Rowan

IX.

The Subscribers to these Articles of Incorporation are the persons whose names and addresses are set forth in Article VII above.

X.

The original Bylaws of the Association shall be adopted by a majority vote of the Directors of the Association. The Bylaws may be altered or rescinded by the Board of Directors and the members of the Association subject to the provisions thereof.

XI.

These Articles of Incorporation may be amended in the following manner:

1. PROPOSAL. Amendments to these Articles may be proposed by the Board acting upon a vote of the majority of the Directors or by members of the Association having a majority of the votes in the Association, whether meeting as members or by an instrument in writing signed by them.

2. CALL FOR MEETING. Upon any amendment to these Articles being proposed by said Board or members, such proposed amendment or amendments shall be transmitted to the President of the Association, or other officer of the Association in the absence of the President, who shall thereupon call a Special Joint Meeting of the Board and the membership for a date not sooner than twenty

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(20) days or later than sixty (60) days from receipt by such officer of the proposed amendment. It shall be the duty of the Secretary to give to each member written or printed notice of such meeting in the same form and in the same manner as notice of the call of a Special Meeting of the members is required.

3. VOTE NECESSARY; FILING. In order for each amendment to become effective, the same must be approved by an affirmative vote of sixty-six (66%) per cent of the entire membership of the Board and by an affirmative vote of the members having seventy-five (75%) per cent of the votes in the Association. Such amendment shall be filed within ten (10) days from said approval with the Office of the Secretary of the State of Florida.

Notwithstanding the foregoing provisions of this Article, no amendment to these Articles of Incorporation may be adopted to become effective without the prior written consent of Sponsor. No amendment shall be made that is in conflict with the Condominium Act or the Declaration of Condominium or which causes the Association or its members to violate any of the same.

XII.

The share of any member in the funds and assets of the Association cannot be assigned, hypothecated or transferred in any manner, except as an appurtenance to a Unit. The funds and assets of the Association shall belong solely to the Association and are subject to the limitation that the same be expended, held, or used for the benefit of the membership and for the purposes authorized in the Declaration of Condominium, and Exhibits attached thereto.

XIII.

All the provisions of the Declaration and Exhibits attached thereto shall be deemed ratified and fully disclosed hereunder.

XIV.

The Association does and shall indemnify its officers and directors as provided in the Bylaws.

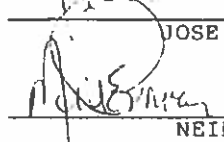
IN WITNESS WHEREOF, the subscribers have affixed their signatures this _____ day of _____, 19____.



(SEAL)
LOUIS BECK



(SEAL)
JOSE NAVARRO



(SEAL)
NEIL ROWAN

I hereby accept the designation as Registered Agent as set forth in these Articles of Incorporation.

HENRY B. HANDLER

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STATE OF FLORIDA)
)SS.:
COUNTY OF DADE)

Before me, the undersigned authority, personally appeared
Louis Beck, Jose Navarro, and Neil Rowan, who, after being duly
sworn, acknowledged that they executed the foregoing Articles of
Incorporation for the purposes expressed in such Articles, this
_____ day of _____, 19____.

My Commission Expires:

NOTARY PUBLIC STATE OF FLORIDA
MY COMMISSION EXP. MAY 21, 1963
BONDED THRU GENERAL INS. UND.

Notary Public
State of Florida at Large