

ARTICLES OF INCORPORATION
OF

BRICKELL 25, INC.,
A Condominium Association

We, the undersigned, acknowledge and file in the office of the Secretary of State of Florida, for the purpose of forming a non-profit corporation in accordance with the laws of the State of Florida, these Articles of Incorporation, as by law provided.

ARTICLE I

The name of this corporation shall be BRICKELL 25, INC., a Condominium Association, and the principal office shall be at 30 S. W. 19th Road, Miami, Dade County, Florida.

ARTICLE II

The purposes for which this corporation is formed are as follows:

1. To form an "association" as defined in the "Condominium Act", Florida Statute, Chapter 711, of the State of Florida, and in conjunction therewith to operate in condominium, that certain property described as follows:

The Westerly 25 feet of Lot 1, all Lot 2, and the Southerly 90 feet of Lot 3, Block G of Brickell Hammock Unit #1, Extension, Blocks G&H, recorded in Plat Book 7 at Page 87 of the Public Records of Dade County, Florida.

Also known as:

Lot 2 and the Southeasterly 50 feet of Lot 3, Block G, of BRICKELL HAMMOCK UNIT NO. 1 EXTENSION, according to the Plat thereof, recorded in Plat Book 7, Page 87, of the Public Records of Dade County, Florida;

Also that part of Lot 1 of Block G, of BRICKELL HAMMOCK UNIT NO. 1 EXTENSION shown in Plat Book 7, Page 87, of the Public Records of Dade County, Florida.

Beginning at a point on the Northeasterly line of S. W. 25th Road in the City of Miami, Florida, which said northeasterly line of the 25th Road is intersected by the line dividing said Lot 1 from Lot 2 of said subdivision; run thence Northeasterly on said line dividing said lots 1 and 2 to the Northeasterly line of said Block G; thence run Southeasterly on the Northeasterly line of said Lot 1, 25'; thence run Southwesterly parallel with and 25' distance from the said dividing line between lots 1 and 2 to the Southwesterly line of said Lot 1; thence run Northwesterly along the Southwesterly line of said Lot 1, 25' to the point of beginning.

2. The association shall have the irrevocable right to have access to each unit from time to time during reasonable hours as may be necessary for the maintenance, repair or replacement of any common element therein or accessible therefrom, or for making emergency repairs therein necessary to prevent damage to the common elements or to another unit or units.
3. The association shall have the power to make and collect assessments, and to lease, maintain, repair and replace the common elements.
4. The association shall maintain accounting records according to good accounting practices which shall be open to inspection by unit owners at reasonable times. Such records shall include:
 - (a) A record of all receipts and expenditures.
 - (b) An account for each unit which shall designate the name and address of the unit owner, the amount of each assessment, the dates and amounts in which the assessment comes due, the amounts paid upon the account and the balance due.
5. To operate, maintain, repair, improve and administer the condominium property, and to perform the acts and duties desirable for condominium home management for the units and common elements.
6. To establish a Declaration of Restrictions, Reservations, Conditions, Covenants and easements of BRICKELL 25, Inc., and carry out the duties and obligations and receive the benefits given the association by that Declaration or by separate conveyance.
7. To establish by-laws for the operation of the condominium property providing for the form of administration and rules and regulations for governing the association.

To accomplish the foregoing purposes, the corporation shall have all corporate powers permitted under Florida law, including the capacity to contract, bring suit and be sued, and those provided by the "Condominium Act". No part of the income of this corporation shall be distributed to the members, directors and officers of the corporation.

ARTICLE III

Section 1: All unit owners of a condominium parcel shall automatically be members and shall receive a certificate of beneficial interest, certifying that they are unit owners and members. Their membership shall automatically terminate when they are no longer owners of a unit and their certificate shall be cancelled.

Section 2: There shall not be more than thirty-seven (37) voting members at any time; the owner of a certificate of beneficial interest in the corporation shall be entitled to cast one (1) vote at all meetings of the members of the association. Annual and special assessments, when authorized, shall be assessed against the individual units in the proportion prescribed in the Declaration of Condominium.

ARTICLE IV

This corporation shall have perpetual existence.

ARTICLE V

The names and residences of the subscribers are as follows:

<u>NAME</u>	<u>RESIDENCE</u>
JOSE MILTON	30 S. W. 19 Road, Miami, Florida
FLORENTINO ROSELL	30 S. W. 19 Road, Miami, Florida
MARIO DE ARIAS	30 S. W. 19 Road, Miami, Florida
LAZARO MILTON	30 S. W. 19 Road, Miami, Florida
EVELIO ROSELL	30 S. W. 19 Road, Miami, Florida

ARTICLE VI

Section 1: The affairs and property of this corporation shall be managed and governed by a Board of Directors composed of not less than three (3) and not more than seven (7) persons.

Section 2: Directors shall be elected by the voting members in accordance with the by-laws at the regular annual meeting of the membership of the corporation to be held at 10:00 o'clock A.M., on the first Monday in April of each year. Directors shall be elected to serve for a term of one (1) year. In the event of a vacancy the elected directors may appoint an additional director to serve the balance of said year.

Section 3: All officers shall be elected by the Board of Directors in accordance with the By-Laws at the regular annual meeting of the Board of Directors held on the first Monday in April of each year, to be held immediately following the annual meeting of the Membership. The Board of Directors shall

elect from among the members a President, Vice-President, Treasurer, Assistant Treasurer and Secretary, and such other officers as it shall deem desirable, consistent with the corporate by-laws.

ARTICLE VII

The names of the officers who shall serve until the first election are as follows:

<u>NAME</u>	<u>TITLE</u>
JOSE HILTON	PRESIDENT
MARIO DE ARMAS	VICE PRESIDENT
FLORENTINO ROSELL	SECRETARY
LAZARO HILTON	TREASURER
EVELIO ROSELL	ASSISTANT TREASURER

ARTICLE VIII

The following five (5) persons shall constitute the first Board of Directors, and shall serve until the first election of the Board of Directors at the first regular annual meeting of the members:

<u>NAME</u>	<u>RESIDENCE</u>
JOSE HILTON	30 S. W. 19 Road, Miami, Florida
MARIO DE ARMAS	30 S. W. 19 Road, Miami, Florida
FLORENTINO ROSELL	30 S. W. 19 Road, Miami, Florida
LAZARO HILTON	30 S. W. 19 Road, Miami, Florida
EVELIO ROSELL	30 S. W. 19 Road, Miami, Florida

ARTICLE IX

The by-Laws of this corporation may be altered, amended, or rescinded at any duly called meeting of the members provided that the notice of the meeting contain a full statement of the proposed amendment, a quorum is in attendance, and there be an affirmative vote of 3/4ths of the qualified voting members of the corporation.

ARTICLE X

Section 1: Proposals for the alteration, amendment or rescission of these Articles of Incorporation may be made by any four (4) of the voting members. Such proposals shall set forth the proposed alteration, amendment or rescission, shall be in writing filed by the four (4) members, and delivered to the President not less than twenty (20) days prior to the membership meeting at which such proposal is voted upon. The Secretary shall give to each voting member notice setting out

The proposed alteration, amendment or rescission and the time of the meeting at which such proposal will be voted upon, and such notice shall be given not less than ten days prior to such meeting, and it shall be given in the manner provided in the By-Laws, affirmative voted of seventy-five (75%) per cent of the qualified voting members of the corporation is required for the requested alteration, amendment or rescission.

Section 2: Any voting member may waive any or all of the requirements of this Article as to notice by the Secretary or proposals to the President for alteration, amendment or rescission of these Articles either before, at or after a membership meeting at which a vote is taken to amend, alter or rescind these Articles in whole or in part.

IN WITNESS WHEREOF, we have hereunto set our hands and seals at Miami, Dade County, State of Florida, this 13 day of December, 1968.

Signed, sealed and delivered in the presence of:

Joe Milton (SEAL)
 JOE MILTON
Mario de Armas (SEAL)
 MARIO DE ARMAS
Flaminio Rosell (SEAL)
 FLAMINIO ROSELL
Lazaro Milton (SEAL)
 LAZARO MILTON
Evelio Rosell (SEAL)
 EVELIO ROSELL

STATE OF FLORIDA)
COUNTY OF DADE) ss

On this day personally appeared before me, the undersigned officer duly authorized to take acknowledgments, JOE MILTON, MARIO DE ARMAS, FLAMINIO ROSELL, LAZARO MILTON, EVELIO ROSELL, to me well known and known to me to be the subscribers described in and who executed the foregoing Articles of Incorporation, and acknowledged before me that they executed the same freely and voluntarily for the uses and purposes therein expressed.

WITNESS my hand and official seal at Miami, Dade County, Florida, this 13 day of December, 1968.

NOTARY PUBLIC, STATE OF FLORIDA

CLERK NOTE: 4/2/11

FOR CONDOMINIUM PLANS SEE OFFICIAL RECORDS CONDOMINIUM PLAN BK 16, PAGE 3. E. B. LEATHERMAN CLERK CIRCUIT COURT

By *E. B. Leatherman* DC

VERIFIED BY OFFICIAL RECORDS BOOK OF DADE COUNTY, FLORIDA. REVISED SEPTEMBER

E. B. LEATHERMAN CLERK CIRCUIT COURT

E. B. Leatherman D.C.

FOR AMERICAN BANK BUILDING, MIAMI, FLORIDA 33131