

ARTICLES OF INCORPORATION
OF
SIXTH MOORINGS CONDOMINIUM, INC.
a corporation not for profit

I

The name of the corporation is:

SIXTH MOORINGS CONDOMINIUM, INC.

II

The corporation is incorporated as a corporation not for profit under the provisions of Chapter 617 Florida Statutes.

III

The original principal office of the corporation is in Miami-Dade County, Florida, at 1401 N.E. Miami Gardens Drive. The name and address of the registered agent is: Ralph H. Shere, 5004 North Bay Road, Miami Beach, Florida.

IV

The purpose for which the corporation is organized is the operation of a condominium known as SIXTH MOORINGS CONDOMINIUM, upon the real estate situate, lying and being in Dade County, Florida, legally described as:

A portion of the South $\frac{1}{2}$ of Section 5, Township 52 South, Range 42 East, Dade County, Florida and being more particularly described as follows:

Commence at the Northeast corner of the South $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of said Section 5, Township 52 South, Range 42 East; thence run North 3 degrees 53 minutes 16 seconds West, along the East line of the said Southeast $\frac{1}{4}$ of Section 5 for 50.01 feet; thence run

South 87 degrees 14 minutes 41 seconds West, along a line that is parallel with and 50.00 feet North of, as measured at right angles to, the North line of the said South $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 5 for 999.01 feet to a Point of Curvature; thence run Southeasterly, along a circular curve to the left, having a radius of 1195.92 feet and a central angle of 21 degrees 12 minutes 12 seconds for an arc distance of 442.57 feet to a point of Tangency; thence run South 66 degrees 02 minutes 29 seconds West for 400 feet to a Point of Curvature; thence run along a circular curve to the right, having a radius of 1785.00 feet and a central angle of 15 degrees 55 minutes 06 seconds for an arc distance of 495.92 feet to a point on said curve; (said last mentioned four courses being coincident with the Northerly right-of-way line of Miami Gardens Drive) thence run North 8 degrees 02 minutes 25 seconds West radial to the last described curve for 163.25 feet, thence run South 85 degrees 59 minutes 06 seconds West for 38.96 feet; thence run North 12 degrees 02 minutes 13 seconds West for 95.17 feet; thence run South 72 degrees 51 minutes 00 seconds West for 131.58 feet; thence run North 17 degrees 09 minutes 00 seconds West at right angles to the last described course for 193.58 feet to the Point of Beginning of a parcel of land hereinafter described; thence run South 72 degrees 51 minutes 00 seconds West for 232.24 feet; thence run North 17 degrees 09 minutes 00 seconds West for 58.24 feet to a Point of Curvature; thence run Northerly along a circular curve to the right, having a radius of 197.62 feet, a central angle of 19 degrees 06 minutes 06 seconds for an arc distance of 65.86 feet to the Point of Tangency; thence run North 1 degree 57 minutes 06 seconds East for 220.00 feet; (said last three mentioned courses being coincident with the Easterly right-of-way line of N. E. 14th Avenue); thence run South 88 degrees 02 minutes 54 seconds East at right angles to the last described course for 67.63 feet; thence run North 72 degrees 51 minutes 00 seconds East for 66.92 feet; thence run North 1 degree 06 minutes 00 seconds East for 212.72 feet; thence run South 88 degrees 02 minutes 54 seconds East for 122 feet, more or less, to the Westerly water's edge of an existing excavation know as East Lake; thence meander Southeasterly along the Westerly water's edge of said East Lake for 380 feet, more or less; thence run South 45 degrees 51 minutes 00 seconds West for 56 feet, more or less; thence run South 62 degrees 51 minutes 00 seconds West for 32.00 feet; thence run South 24 degrees 51 minutes 00 seconds West for 92.53 feet; thence run South 17 degrees 09 minutes 00 seconds East for 7.55 feet to the Point of Beginning, lying and being in Dade County, Florida, AND the following described parcel:

Commence at the intersection of the centerlines of Miami Gardens Drive and N.E. 14th Avenue, as shown on that certain "PLAT OF VARIOUS RIGHTS-OF-WAY in Section 4 and 5, TWP. 52S., RGE. 42E, Dade County, Florida; as recorded in Plat Book 80 at Page 93 of the Public Records of Dade County, Florida; then run North 0 degree 17 minutes 42 seconds West for 84.59 feet to a Point of Curvature; thence run Northwesterly along a circular curve to the left, having a radius of 360.00 feet and a central angle of 16 degrees 51 minutes 18 seconds for an arc distance of 105.90 feet to a Point of Tangency; thence run North 17 degrees 09 minutes 00 seconds West for 163.26 feet to a Point of Curvature; thence run Northerly along a circular curve to the right, having a radius of 495.00 feet and a central angle of 17 degrees 32 minutes 00 seconds for an arc distance of 151.48 feet to a point on said curve; (said last mentioned four courses being coincident with the center line of N.E. 14th Avenue, as shown on the aforesaid "PLAT OF VARIOUS RIGHTS-OF-WAY), thence run North 89 degrees 37 minutes 00 seconds West, radial to the last described curve, for 25.01 feet to the Point of Beginning of the parcel of land hereinafter described; thence continue North 89 degrees 37 minutes 00 seconds West for 20 feet, more or less,

to a point on the water's edge of an existing lake; thence meander Northerly along the said water's edge for 236 feet, more or less; thence run South 88 degrees 02 minutes 54 seconds East for 10 feet, more or less, to a point on the Westerly right-of-way line of N.E. 14th Avenue; thence run South 1 degree 57 minutes 06 seconds West at right angles to the last described course, along the said Westerly right-of-way line of N.E. 14th Avenue, for 220.00 feet to a Point of Curvature; thence run Southerly along a circular curve to the left, having a radius of 792.43 feet and a central angle of 1 degree 01 minutes 45 seconds, for an arc distance of 14.23 feet to the Point of Beginning, lying and being in Dade County, Florida.

Contains 2.93 Acres, more or less.

Together with the personal property and fixtures therein and thereon contained which are not personally owned by unit owners. Subject to easements of record, and subject to a reservation of the right to grant an easement of passage over a five foot walkway at the rear of the condominium property for the use of condominiums erected on the property heretofore conveyed to The Moorings Investing Corp. by those certain deeds recorded in the Public Records of Dade County, Florida, in Official Records Book 4261 at Pages 319 and 326; and reserving to The Moorings Investing Corp., its successors and assigns, for the benefit of other land owned by the grantor, (or any parcel thereof) described in those certain deeds recorded among the Public Records of Dade County, Florida in Official Records Book 4261 at Pages 319 and 326, a perpetual easement for parking for the use and benefit of The Moorings Investing Corp., its successors and assigns, in and to the areas marked "PARCEL "A", "PARCEL "B", and "PARCEL "C", and legally described thereon, on Sheet 1 of the Plot Plan and drawings of SIXTH MOORINGS CONDOMINIUM (filed as an exhibit to this Declaration of Condominium and designated on said Sheet 1 as to each of said parcels "A", "B", and "C" under the title: "RESERVED FOR PARKING FOR FUTURE BUILDINGS", and for ingress to and egress from said areas.

V

The corporation shall have the following powers:

All of the powers set forth and described in Chapter 617.021 Florida Statutes, as well as all of the powers provided by Chapter 711 Florida Statutes, as such powers presently exist and may be amended or added to from time to time and all of the powers conferred by the Declaration of Condominium made by The Moorings Investing Corp. and filed or to be filed among the Public Records of Dade County, Florida, and by the By-Laws of this corporation, which are attached to said Declaration of Condominium, including but not limited to the following:

1. To operate and manage the condominium in accordance with the sense, meaning, direction, purpose and intent contained in

the Declaration of Condominium of SIXTH MOORINGS CONDOMINIUM, which is to be filed among the Public Records of Dade County, Florida.

2. To levy and collect assessments against members of this corporation, to pay the common expenses of SIXTH MOORINGS CONDOMINIUM.
3. To levy and collect assessments within the limits of the Condominium Act for the purpose of acquiring, operating, licensing and managing such property and property rights as are necessary, convenient or contemplated in the operation and management of the condominium.
4. To maintain, repair, replace and operate the condominium property, including the doing of all acts necessary to repair, replace and reconstruct after casualty, and to make further improvements within the limits prescribed by the Declaration of Condominium of SIXTH MOORINGS CONDOMINIUM.
5. To contract for the management of the condominium or any portion thereof, and to delegate to the management all or any of the powers and duties of the corporation except those which may be required by the Declaration of Condominium and the By-Laws, and the rules and regulations of the corporation.
6. To hold in trust for the members, all funds and title to all properties, easements, and leaseholds acquired by it.
7. To exercise all powers granted by law to a corporation not for profit which are not repugnant to the Condominium Act or any portion thereof.

VI

The owner of a condominium parcel in SIXTH MOORINGS CONDOMINIUM shall automatically be and become a member of the corporation. A member will be entitled to one vote for each condominium parcel owned by him, provided that when there are several owners of a condominium parcel, only one vote shall be possessed by such parcel. Voting may be in person or by written proxy and a corporation may hold membership and vote through an authorized agent or by written proxy. No person other than a condominium parcel owner in SIXTH MOORINGS CONDOMINIUM may become or remain a member of the corporation. Further, when a condominium parcel is owned by more than one individual or by a corporation or other entity, only the owner of a

condominium parcel designated as that parcel's voting representative (in the case of a condominium parcel owned by more than one natural person) or only the authorized agent of the corporation or other entity (in the case of a condominium parcel owned by a corporation or other entity) shall be considered an "owner" or "member" for purposes of qualification for a position on the Board of Directors.

VII

The corporation shall have perpetual existence unless the condominium is terminated pursuant to the provisions of Sections 16 or 17 of the Condominium Act; and in the event of termination, the corporation shall be dissolved in accordance with law.

VIII

The names and addresses of the subscribers are:

RALPH H. SHERE	5400 North Bay Road Miami Beach, Florida
INEZ SHERE	5400 North Bay Road Miami Beach, Florida
BERTRAM C. WALLER	420 Lincoln Road Miami Beach, Florida

IX

The affairs of the corporation are to be managed by a President, a Vice-President, a Secretary and a Treasurer. Officers shall be elected by a plurality vote of the board of directors. The board of directors may employ a managing agent and other managerial and supervising personnel who need not be members of the corporation. Commencing with the first meeting of the board of directors in 1967, officers will be elected annually to hold office until the next annual meeting of the board of directors or until their successors are elected and qualify.

X

The names of the officers who are to serve until the first election by the Board are:

RALPH H. SHERE	President
INEZ SHERE	Vice-President
BERTRAM C. WALLER	Secretary-Treasurer

XI

The corporation shall be governed by a board of directors consisting of five persons, all of whom must be members of the corporation, provided, however, that until the first meeting of members in 1967, the corporation shall be governed by a board of directors consisting of three persons. The names and addresses of the persons who will serve as directors until the first annual meeting of members in 1967 are:

RALPH H. SHERE	5400 North Bay Road Miami Beach, Florida
INEZ SHERE	5400 North Bay Road Miami Beach, Florida
BERTRAM C. WALLER	420 Lincoln Road Miami Beach, Florida

XII

The By-Laws of the corporation are to be made, altered or rescinded by the members of the corporation in the manner provided by the Declaration of Condominium of SIXTH MOORINGS CONDOMINIUM, which is to be filed among the Public Records of Dade County, Florida, said By-Laws being attached thereto and in accordance with the provisions of Chapter 711, Florida Statutes. Amendments to these Articles of Incorporation may be made by resolution adopted by a majority of the board of directors and approved by three-fourths of the members of the corporation present at any meeting of the members of the corporation called to consider such amendment, at which meeting a quorum is present.

XIII

This corporation shall never have or issue any shares of stock.

XIV

Every director and every officer of the corporation shall be indemnified by the corporation against expenses and liabilities, including attorneys fees, incurred 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 having been or being a director or officer of the corporation, except in instances where such director or officer shall have been guilty of willful misfeasance or malfeasance in the performance of his duties as such.

XV

The names and addresses of the subscribers hereto are:

RALPH H. SHERE	5400 North Bay Road Miami Beach, Florida
INEZ SHERE	5400 North Bay Road Miami Beach, Florida
BERTRAM C. WALLER	420 Lincoln Road Miami Beach, Florida

WE, THE UNDERSIGNED, being each of the incorporators and subscribers hereinabove named for the purpose of forming a corporation not for profit, pursuant to Chapter 617, Florida Statutes, do hereby subscribe to these Articles of Incorporation, and have hereunto set our hands and seals this _____ day of _____, _____.

_____(SEAL)
RALPH H. SHERE

_____(SEAL)
INEZ SHERE

_____(SEAL)
BERTRAM C. WALLER

STATE OF FLORIDA

COUNTY OF DADE

BEFORE ME, the undersigned authority, personally appeared

_____,
Who being by me first duly sworn, acknowledged that they executed the
foregoing Articles of Incorporation for the purposes therein expressed.

IN WITNESS WHEREOF, I have set my hand and official seal at
Miami Beach, in Said County and State, this _____ day of _____,
_____.

Notary Public, State of Florida