

N-00000002329

TRANSMITTAL LETTER

Department of State
Division of Corporations
P. O. Box 6327
Tallahassee, FL 32314

500003194735--6
-04/04/00--01038--003
*****70.00 *****70.00

SUBJECT: 16th Avenue Townhouses, Inc.
(Proposed corporate name - must include suffix)

Enclosed is an original and one(1) copy of the articles of incorporation and a check for :

\$70.00
Filing Fee

\$78.75
Filing Fee &
Certificate of
Status

\$78.75
Filing Fee
& Certified Copy

\$87.50
Filing Fee,
Certified Copy
& Certificate

ADDITIONAL COPY REQUIRED

FROM: Adam S. Beighley
Name (Printed or typed)

1255 West Atlantic Blvd., Office F-2
Address

Pompano Beach, FL 33069
City, State & Zip

954-784-3297
Daytime Telephone number

FILED
00 APR -4 AM 9:57
SECRETARY OF STATE
TALLAHASSEE, FL 32304

NOTE: Please provide the original and one copy of the articles.

4-7
90

ARTICLES OF INCORPORATION

FILED
00 APR -4 AM 9:57
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

The undersigned incorporator, for the purpose of forming a corporation under the Florida Not for Profit Corporation Act, hereby adopt(s) the following Articles of Incorporation:

ARTICLE I NAME

The name of the corporation shall be:

16th Avenue Townhouses, Inc.

ARTICLE II PRINCIPAL OFFICE

The principal place of business and mailing address of this corporation shall be:

1255 West Atlantic Blvd., Office F-2, Pompano Beach, FL 33069

ARTICLE III PURPOSE(S)

The specific purpose(s) for which the corporation is organized is(are):

To create a townhouse association - not for profit.

ARTICLE IV MANNER OF ELECTION OF DIRECTORS

The manner in which the directors are elected or appointed is:

General Election by owners of townhouse units.

ARTICLE V INITIAL REGISTERED AGENT AND STREET ADDRESS

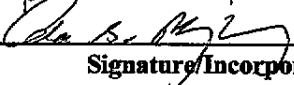
The name and Florida street address of the initial registered agent are:

Adam S. Beighley
1255 W. Atlantic Blvd, Office F-2
Pompano Beach, FL 33069

ARTICLE VI INCORPORATOR

The name and address of the Incorporator to these Articles of Incorporation are:

Adam S. Beighley
1255 W. Atlantic Blvd, Office F-2
Pompano Beach, FL 33069



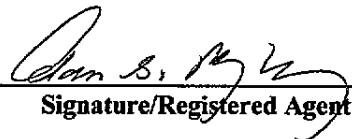
Signature/Incorporator

3-29-00

Date

(An additional article must be added if an effective date is requested.)

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.


Signature/Registered Agent

3-29-00

Date