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LAW OFFICE OF MICHAEL E. REHR, P.A.

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January 2, 2001.

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

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-01/05/01--01067--013
*****78.75 *****78.75

RE: The Fountainview Club No One Condominium Association, Inc.

Dear Sir or Madam:

Enclosed please find the Articles of Incorporation for the above-named corporation.

Also enclosed is my check in the amount of \$78.75. Please return a certified copy of the Articles to me. Thank you.

Very truly yours,



Michael E. Rehr

FILED
01 JAN 19 AM 9:04
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

CB 149
W-01723



FLORIDA DEPARTMENT OF STATE
Katherine Harris
Secretary of State

January 10, 2001

MICHAEL E. REH, ESQ.
GABLES SQUARE
75 VALENCIA AVE FOURTH FL
CORAL GABLES, FL 33134

SUBJECT: THE FOUNTAINVIEW CLUB NO. ONE CONDOMINIUM
ASSOCIATION, INC.
Ref. Number: W01000000783

We have received your document for THE FOUNTAINVIEW CLUB NO. ONE CONDOMINIUM ASSOCIATION, INC. and your check(s) totaling \$78.75. However, the enclosed document has not been filed and is being returned for the following correction(s):

We regret that we were unable to contact you by phone. Please return the corrected document with a letter providing us with an address and telephone number where you can be reached during working hours.

Section 617.0202(d), Florida Statutes, requires the manner in which directors are elected or appointed be contained in the articles of incorporation or a statement that the method of election of directors is as stated in the bylaws.

Please return the original and one copy of your document, along with a copy of this letter, within 60 days or your filing will be considered abandoned.

If you have any questions concerning the filing of your document, please call (850) 487-6925.

Cynthia Blalock
Document Specialist

Letter Number: 501A00001523

FILED

01 JAN 19 AM 9:05

SECRETARY OF STATE
TALLAHASSEE, FLORIDA

ARTICLES OF INCORPORATION
OF
THE FOUNTAINVIEW CLUB NO. ONE CONDOMINIUM ASSOCIATION, INC.

The undersigned, for the purpose of forming a corporation not-for-profit under the laws of the State of Florida, hereby adopts the following articles of incorporation:

ARTICLE I - NAME OF CORPORATION

The name of the Corporation shall be The Fountainview Club No. One Condominium Association, Inc., and shall hereinafter be referred to as the Corporation.

ARTICLE II - OFFICE OF THE CORPORATION

The principal office of the Corporation shall be at the office of, and in care of, Esslinger Wooten Maxwell, Inc., 1360 So. Dixie Highway, Coral Gables, FL 33143, or such other address as the corporation may, from time to time, establish. The mailing address of the Corporation shall be the same as the address of the principal office.

ARTICLE III - PURPOSE OF THE CORPORATION

The purpose for which the Corporation is organized is to provide an entity pursuant to The Florida Condominium Act for the operation of a condominium located in Miami-Dade County, Florida known as The Fountainview Club No. One, a condominium.

ARTICLE IV - POWERS OF THE CORPORATION

1. The Corporation shall have all the common law and statutory powers of a corporation not-for-profit which are not in conflict with the terms of these Articles.

2. The Corporation shall have all the powers granted by Chapter 718, Florida Statutes, as amended from time to time.

3. The Corporation shall have all the powers reasonably necessary to implement the purposes of the Corporation, and all of the powers granted to it in the Declaration of Condominium and Bylaws when said Declaration is recorded in the public records of Dade County, Florida.

ARTICLE V - MEMBERS

1. All owners of condominium units in the Condominium shall be members of the Corporation and no other person or entity shall be entitled to membership.

2. Membership in the Corporation shall be established by recording in the public records of Miami-Dade County, Florida a deed or other instrument of conveyance establishing a record title holder to a condominium parcel in the condominium and notification in writing to the Corporation of such recording information as provided in the Declaration of Condominium. The membership of the prior owner shall cease upon recording of the instrument of conveyance.

3. The share of the member in the funds and assets of the Corporation shall not be assigned, pledged or transferred in any manner except as an appurtenance to the individual condominium parcel.

4. Members shall be entitled to one vote for each condominium unit owned by such member. Voting rights shall be exercised in the manner provided in the Bylaws of the Corporation. In the event that a unit is owned by a corporation or by more than one person, (such as a husband and wife), the unit shall appoint an individual to exercise its voting rights.

ARTICLE VI - DIRECTORS

1. The affairs of the Association shall be managed by a Board of Directors consisting of 3 persons, all of whom must be members of the condominium association.

2. Directors shall be elected in the manner provided in the Bylaws.

ARTICLE VII - OFFICERS

The officers of the Association shall be chosen by, and from amongst, the members of the Board of Directors. The officers shall be a President, Vice-President/Secretary (held by the same person), and Treasurer. The officers shall serve at the pleasure of the Board.

ARTICLE VIII - INDEMNIFICATION

Every Director and Officer of the Association shall be indemnified by the Association against all expenses and liabilities, including attorney fees reasonably 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 being or having been an officer or director, except in such cases where the director or officer is adjudged guilty of any type of willful wrongdoing in the performance of his duties. The foregoing right of indemnification shall be in addition to and not exclusive of all other rights to which such Director or Officer may be entitled.

ARTICLE IX - BY-LAWS

The Bylaws of the Corporation shall be those Bylaws set forth as an Exhibit to the Declaration of Condominium and may only be altered, amended or rescinded in the manner provided by the said Bylaws by an affirmative vote of seventy-five percent of the members of the Association.

ARTICLE X - AMENDMENTS

These Articles may be amended by an affirmative vote of seventy five percent of the members of the Association.

ARTICLE XI - TERM

The term of the Corporation shall be the life of the Condominium. Termination of the corporation shall require the unanimous action of the Members.

ARTICLE XII - INCORPORATOR

The name and address of the incorporator(s) is: Frances G. Lynch, 2845 Granada Boulevard, Coral Gables, FL 33134.

ARTICLE XIII - REGISTERED AGENT

The resident agent of the Corporation shall be Esslinger Wooten Maxwell, Inc., 1360 So. Dixie Highway, Coral Gables, FL 33143.

IN WITNESS WHEREOF, these Articles of Incorporation have been executed this 5th day of December, 2000.

Frances G. Lynch
Frances G. Lynch

STATE OF FLORIDA)
COUNTY OF MIAMI-DADE)

I HEREBY CERTIFY that on the 5th day of December, 2000, before me, the undersigned authority, personally appeared Frances G. Lynch, who is personally known to me or has produced _____ as identification and who executed the foregoing Articles of Incorporation and acknowledged before me that she executed the same for the purposes therein expressed.

NOTARY PUBLIC - STATE OF FLORIDA

My commission expires
MY COMMISSION # CC774787 EXPIRES
September 13, 2002
BONDED THRU TROY FAIN INSURANCE, INC.



Michael E. Rehr
Michael E. Rehr

ACCEPTANCE OF DESIGNATION OF REGISTERED AGENT

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 agree to comply with the provisions of said act relative to keeping open said office.

DATED: 12/4/00, 2000.

Esslinger, Wooten, Maxwell, Inc.

By Marlene Martiner
Director of Prop. Mgmt.

This instrument was prepared by:
Michael E. Rehr, Esq.
75 Valencia Avenue - Fourth Floor
Coral Gables, FL 33134

FILED
01 JAN 19 AM 9:05
TALLAHASSEE, FLORIDA
SECRETARY OF STATE