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Florida Department of State

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FLORIDA NON-PROFIT CORPORATION

PARKVIEW TOWNHOMES CONDOMINIUM ASSOCIATION, INC.,

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FLORIDA DEPARTMENT OF STATE
Katherine Harris
Secretary of State

November 16, 2001

JOSE M. MARQUEZ, P.A.

SUBJECT: PARKVIEW TOWNHOMES CONDOMINIUM ASSOCIATION, INC.
REF: W01000026359

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FAX Aud. #: H01000115032
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**ARTICLES OF INCORPORATION
OF**

**PARKVIEW TOWNHOMES CONDOMINIUM ASSOCIATION, INC.
A Nonprofit Corporation**

I, the undersigned natural person of legal age, and a citizen of the State of Florida, acting as Incorporator of a corporation under Chapter 617 of the Florida Statutes, hereby adopt the following Articles of Incorporation:

ARTICLE I

The name of the Corporation is PARKVIEW TOWNHOMES CONDOMINIUM ASSOCIATION, INC. (hereinafter the "association").

ARTICLE II

The association is a Nonprofit Corporation, with its principal office located at 346 N.W. 57th Avenue, Suite J-11, Miami, Florida 33126.

ARTICLE III

The duration of the association shall be perpetual.

ARTICLE IV

The association is formed for the primary purpose of providing for the maintenance, preservation, and architectural control of the residence lots and common area within a certain subdivided tract of real property described as follows:

Parcel I:

Lot 48, Block 3, of West Miami Estates, (unrecorded) described as follows:
The West 80 feet of the East 960 feet of the South 500 feet of the North 1585 feet of Lot 3, lying between Township 53 and 54 South, Range 40 East, Miami-Dade County, Florida.

Parcel II:

A Portion of Tracts 20 and 21, Block 3 West Miami Estates (also known as Country Gentleman Farms) an unrecorded Subdivision of Government Lot 3, lying between Section 34, Township 53 South, Range 40 East, and Section 3, Township 54 South, Range 40 East, more particularly described as follows:

Commence at the Southeast corner of Section 34, Township 53 South, Range 40 East, thence run South along the East boundary of said Government Lot 3 (Said East boundary of Government Lot 3 being a straight line between the Southeast corner of Section 34, Township 53 South, Range 40 East, and the Northeast corner of Section 3, Township 54 South, Range 40 East) a distance of 1085.0 feet to a point thence run West parallel to the South boundary of said Section 34, a distance of 1085.0 feet to a point thence run West parallel to the South boundary of said Section 34, a distance of 880.0 feet to the point of beginning of the Tract of Land hereinafter to be described; thence continuing West parallel to the South boundary of said Section 34, a distance of 160.0 feet to a point; thence run North parallel to the East boundary of said Government Lot 3, a distance of 189.59 feet to a point of curvature none radial of a circular curve at the right; thence run Southeasterly, along the arc of said circular curve to the right having for its elements a radius of 1262.39 feet and central angle of 7039'15", for an arc distance of 168.64 feet to a point of none radial of said circular curve; thence run South parallel to the East boundary of said Government Lot 3, a distance of 141.34 feet to the point of beginning.

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and to promote the health, safety, and welfare of the residents within the above-described real property on and such additions thereto as may hereafter be brought within the jurisdiction of the association for such purpose.

In furtherance of such purposes, the association will have the power to:

(a). Perform all of the duties and obligations of the association as set forth in a certain Declaration of Covenants, Conditions, and Restrictions (the "Declaration") applicable to the tract of real property and to be recorded in the public records of Miami-Dade County, Florida;

(b). Affix, levy, and collect all charges and assessments pursuant to the terms of the Declaration, and enforce payment thereof by any lawful means; and pay all expenses in connection therewith, and all office and other expenses incident to the conduct of the business of the association, including all licenses, taxes, or governmental charges levied or imposed on the property of the association;

(c). Acquire (by gift, purchase, or otherwise), own, hold, improve, build on, operate, maintain, convey, sell, lease, transfer, dedicate to public use, or otherwise dispose of real and personal property in connection with the affairs of the association;

(d). Borrow money and, subject to the consent by vote or written instrument of two thirds of each class of Members, mortgage, pledge, convey by deed of trust, or hypothecate any or all of its real or personal property as security for money borrowed or debts incurred;

(e). Participate in mergers and consolidations with other nonprofit corporations organized for the same purposes, or annex additional residential property, provided that any merger, consolidation, or annexation must have the consent by vote or written instrument of two thirds of each class of Members;

(f). Have and exercise all powers, rights and privileges that a corporation organized under Chapter 617 of the Florida Statutes by law may now or hereafter have or exercise. The association is organized and will be operated exclusively for the above purposes. The activities of the association will be financed by assessments on Members as provided in the Declaration, and no part of any net earnings will inure to the benefit of any Member.

ARTICLE V

The street address of the initial registered office of the association is 782 NW LeJeune Road, Suite 548, Miami, Florida, 33126, and the name of its initial Registered Agent at that address is MAGDA MARCELO-ROBAINA, ESQ.

ARTICLE VI

Every person or entity who/which is a record owner of a fee or undivided fee interest in any lot which is subject by covenants of record to assessments by the association, including contract sellers, but excluding persons holding title merely as security for performance of an obligation, will be a Member of the association. Membership will be appurtenant to and may not be separated from ownership of a lot which is subject to assessment by the association.

ARTICLE VII

The association will have two classes of voting Members, which are defined as follows:

Class A. Class A Members will include all owners with the exception of the Declarant, as that term is defined in the Declaration. Class A Members will be entitled to one vote for each unit owned. When more than one person holds an interest in any unit, all of those persons will be Members. The vote for such unit will be exercised as such Members determine among themselves, but in no event will more than one vote be cast with respect to any unit owned by Class A Members.

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Class B. The Class B Member will be the Declarant, as that term is defined in the Declaration. The Declarant will be entitled to three (3) votes for each unit owned. The Class B membership will cease and be converted to Class A membership as provided in the Declaration.

ARTICLE VIII

The manner in which the Directors are elected or appointed shall be as stated in the Bylaws of the association. The number of Directors constituting the initial Board of Directors of the association is Three (3), and the names and addresses of the initial Directors are as follows:

Name	Address
Ortelio Marcelo	346 N.W. 57 th Avenue, Suite J-11 Miami, Florida 33126
Ismael Soriano	346 N.W. 57 th Avenue, Suite J-11 Miami, Florida 33126
Yismel Soriano	346 N.W. 57 th Avenue, Suite J-11 Miami, Florida 33126

ARTICLE IX

On dissolution, the assets of the association will be distributed to an appropriate public agency to be used for purposes similar to those for which the association was created. In the event such distribution is refused acceptance, such assets will be granted, conveyed, and assigned to any nonprofit corporation, association, trust, or other organization organized and operated for such similar purposes.

ARTICLE X

The name and street address of each Incorporator is:

Name	Address
Ortelio Marcelo	346 N.W. 57 th Avenue, Suite J-11 Miami, Florida 33126.

Executed at Miami-Dade County, Florida, on
November 16, 2001.


Ortelio Marcelo, Incorporator

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STATE OF FLORIDA
COUNTY OF MIAMI-DADE

I, CELIA M. NUNEZ, a Notary Public, certify that on November 16, 2001, ORTELIO MARCELO, being first duly sworn, personally appeared before me and declared that he is the person who signed the foregoing document as Incorporator, and that the statements contained therein are true.

IN WITNESS, I have set my hand and seal on the date first above-written.

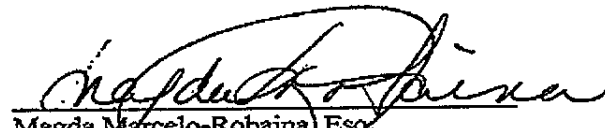

Notary Public, State of Florida



My commission expires: 01/09/03

[Notarial seal]

I, MAGDA MARCELO ROBAINA, AM FAMILIAR WITH AND ACCEPT THE DUTIES
AND RESPONSIBILITIES AS REGISTERED AGENT.


Magda Marcelo-Robaina, Esq.

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