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FLORIDA NON-PROFIT CORPORATION

vizcaya villas condominium association, inc.

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FLORIDA DEPARTMENT OF STATE
Katherine Harris
Secretary of State

April 3, 2002

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SUBJECT: VIZCAYA VILLAS CONDOMINIUM ASSOCIATION, INC.
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DIVISION OF CORPORATIONS

ARTICLES OF INCORPORATION
OF
VIZCAYA VILLAS CONDOMINIUM ASSOCIATION, INC.
A FLORIDA CORPORATION NOT FOR PROFIT

The undersigned incorporators by these articles associate themselves for the purpose of forming a corporation not for profit under the laws of the state of Florida, and adopt the following articles of incorporation:

ARTICLE I. NAME AND ADDRESS

The name of this corporation is VIZCAYA VILLAS CONDOMINIUM ASSOCIATION, INC. For convenience, the corporation shall be referred to in this instrument as the "association," these articles of incorporation as the "articles," and the bylaws of the association as the "bylaws."

The street address of the initial principal office of the association is 8415 N.W. 165 Street, Miami, FL. 33016.

ARTICLE II. TERM OF EXISTENCE

The association shall have perpetual existence.

ARTICLE III. PURPOSE

This association is organized for the purpose of providing an entity under the Florida Condominium Act ("the Act") for the operation of a condominium located in Miami-Dade County, Florida, and known as VISCAYA VILLAS, a condominium ("the condominium"), to be created under the declaration of condominium ("the declaration").

ARTICLE IV. MEMBERS

The qualification of members and the manner of their admission shall be as regulated by the bylaws.

ARTICLE V. INITIAL REGISTERED OFFICE
AND REGISTERED AGENT

The street address of the initial registered office of this association is 8415 N.W. 165th Street, Miami, FL 33016 and the name of the initial registered agent of this association at that address is HOMERO CRUZ.

ARTICLE VI. BOARD OF DIRECTORS

The number of persons constituting the first board of directors shall be three and their names and addresses are as follows:

NAME :	ADDRESS:
JESUS MONTESANO	8415 N.W. 165 th St., Miami, FL 33016
MIGUEL CHAMAH	8415 N.W. 165 th St., Miami, FL 33016
HOMERO CRUZ	8415 N.W. 165 th St., Miami, FL 33016

The names and addresses of the incorporators to these articles are as follows:

NAME:	ADDRESS:
JESUS MONTESANO	8415 N.W. 165 th St., Miami, FL 33016
MIGUEL CHAMAH	8415 N.W. 165 th St., Miami, FL 33016
HOMERO CRUZ	8415 N.W. 165 th St., Miami, FL 33016

The method of election of directors is provided in the bylaws.

IN WITNESS WHEREOF the undersigned incorporators have executed these articles of incorporation on the 7th day of June, 1999.

Jesus Montesano

Incorporator

Miguel Chamah

Incorporator

Homero Cruz

Incorporator

STATE OF FLORIDA
COUNTY OF MIAMI-DADE


Before me, the undersigned authority, personally appeared JESUS MONTESANO, MIGUEL CHAMAH, AND HOMERO CRUZ, who are personally known to me/produced Driver's License as identification, and who were sworn and say that the foregoing is true.

Sworn to before me on the 7th day of June, 1999.

NOTARY PUBLIC -- STATE OF FLORIDA

Print Name:

Commission No.:

[Signature] expires:

Cesar Martinez, Jr.
MY COMMISSION # CG 648834
EXPIRES: October 18, 2003
Notary Public Under Seal

TOTAL P.05

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ACCEPTANCE OF REGISTERED AGENT

Having been named as registered agent to accept service of process for Vizcaya Villas Condominium Association, Inc., at the place designated in these articles, I agree to act in this capacity and I further agree to comply with the provisions of all statutes relative to the proper and complete performance of my duties.

Signature 
(Registered Agent)

June 7, 1999

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