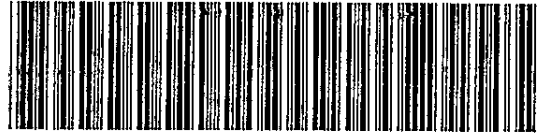


N05000001776

(Requestor's Name)

MMI OF THE PALM BEACHES, INC.
901 Northpoint Parkway, Suite 108
WEST PALM BEACH, FL 33407



100045421051

(City/State/Zip/Phone #)

PICK-UP WAIT MAIL

(Business Entity Name)

(Document Number)

Certified Copies _____ Certificates of Status _____

01/31/05--01011--004 **78.75

Special Instructions to Filing Officer:

FILED
SECRETARY OF STATE
TALLAHASSEE, FLORIDA
05 FEB 21 PM 4:43

Office Use Only

me 2/21

TRANSMITTAL LETTER

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

SUBJECT: Bellamar House Condominium Association 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: Bellamar House Condominium Association Inc
CIOMAS Name (Printed or typed)

901 Northpoint Parkway, #102
Address

West Palm Beach FL 33407
City, State & Zip

(561) 686-7818, ext 204
Daytime Telephone number

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



FLORIDA DEPARTMENT OF STATE
Glenda E. Hood
Secretary of State

February 3, 2005

MMI OF PALM BEACHES, INC.
901 NORTHPOINT PARKWAY
SUITE 108
WEST PALM BEACH, FL 33407

SUBJECT: BELLAMAR HOUSE CONDOMINIUM ASSOCIATION, INC.
Ref. Number: W05000005852

We have received your document for BELLAMAR HOUSE 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):

The document must contain a registered agent with a Florida street address and a signed statement of acceptance. (i.e. I hereby am familiar with and accept the duties and responsibilities of Registered Agent.)

The registered agent must sign accepting the designation.

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) 245-6067.

Neysa Culligan
Document Specialist
New Filings Section

Letter Number: 305A00007914

FILED
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

05 FEB 21 PM 4:43

ARTICLES OF INCORPORATION

OF

**BELLAMAR HOUSE CONDOMINIUM ASSOCIATION,
INC.**

WE, the undersigned, hereby Associate ourselves together for the purpose of forming a Non-Profit Corporation under the Laws of the State of Florida, Pursuant to Florida Statue 617 et seq. and hereby certify as follows:

ARTICLE I

The name of the Corporation shall be:

BELLAMAR HOUSE CONDOMINIUM ASSOCIATION, INC.

ARTICLE II

The general purpose of this Non-Profit Corporation shall be as follows:

To be the "Association" (as defined in the Condominium Act of the State of Florida, F.S. 718, et seq.), for the operation of Bellamar House Condominium, a Condominium created pursuant to the provisions of the Condominium Act; and as such Association, to operate and administer said Condominium and carry out the functions and duties of said Condominium set forth in the Declaration of Condominium established for said Condominium.

ARTICLE III

All persons who are owners of Condominium parcels within said Condominium shall automatically be members of this Corporation. Such membership shall automatically terminate when such person is no longer the Owner of a Condominium parcel. Membership in this Corporation shall be limited to such Condominium Parcel Owners.

Subject to the foregoing, admission to and termination of membership shall be governed by the Declaration of Condominium and shall be filed for said Condominium among the Public Records of Palm Beach County, Florida.

ARTICLE IV

The names and residences of the subscribers to these Articles of Incorporation are as follows:

LESLIE MARTEL	901 Northpoint Parkway, #108 West Palm Beach, Fl 33407
LORETA J. PROUTY	901 Northpoint Parkway, #108 West Palm Beach, Fl 33407
JAN STALNAKER	901 Northpoint Parkway, #108 West Palm Beach, Fl 33407

ARTICLE V

Section 1.

The affairs of the Corporation shall be managed and governed by a Board of Directors composed of three (3) members. The Directors subsequent to the first Board of Directors, shall be elected at the Annual Meeting to the Membership for a term of one (1) year, or until their successors shall be elected and shall qualify. Provisions for such election and provisions respecting the removal, disqualification, and resignation of Directors, and for filling vacancies on the Directorate, shall be established by the By-Laws.

Section 2.

The principal officers of the Corporation shall be:

PRESIDENT
VICE-PRESIDENT
SECRETARY/TREASURER

who shall be elected from time to time in the manner set forth in the By-Laws adopted by the Corporation.

ARTICLE VI

The names of the officers who are to serve until the First Election of Officers, pursuant to the terms of the Declaration of Condominium and By-Laws, are as follows:

LESLIE MARTEL, President
LORETA PROUTY, Vice-President
JAN STALNAKER, Secretary/Treasurer

ARTICLE VII

The following persons shall constitute the first Board of Directors and shall serve until the first Election of the Board of Directors at the first regular meeting of the Membership:

LESLIE MARTEL
LORETA J PROUTY
JAN STALNAKER

ARTICLE VIII

The By-Laws of the Corporation shall initially be made and by its first Board of Directors.

Prior to the time that the property described in Article II herein above has been submitted to Condominium Ownership by the filing of the Declaration of Condominium, said first Board of Directors shall have full power to amend, alter or rescind said By-Laws by a majority vote.

After the property described in Article II herein above has been submitted to Condominium Ownership by the filing of the Declaration of Condominium, the By-Laws may be amended, altered, supplemented or modified by the membership at the Annual Meeting, or at a duly convened Special Meeting of the Membership, attended by a majority of the Membership, by vote, as follows:

- A. If the proposed change has been approved by the unanimous approval of the Board of Directors, then it shall require only a majority vote of the membership to be adopted.
- B. If the proposed change has not been approved by the unanimous vote of the Board of Directors, then the proposed change must be approved by three fourths (3/4) of the total vote of the membership.

ARTICLE IX

Amendments to these Articles of Incorporation may be proposed by any Member or Director and shall be adopted in the same manner as is provided for the Amendment of the By-Laws as set forth in Article VIII above. Said amendments(s) shall be effective when a copy thereof, together with an attached Certificate of its approval, by the Membership, sealed with the corporate seal, signed by the Secretary/Treasurer, or an Assistant Secretary, and executed and acknowledged by the President, has been filed with the Secretary of State, and all filing fees paid.

ARTICLE X

This Corporation shall have all of the powers set forth in Florida Statue 617.021, all of the powers granted to it by the Declaration of Condominium and Exhibits annexed thereto, including the power to contract for the management of the Condominium and any recreational facilities leased to the Association.

ARTICLE XI

There shall be no dividends paid to any of the Members nor shall any part of the income of the Corporation be distributed to its Board of Directors or Officers. In the event there are any excess receipts over disbursements as a result of performing services, such excess shall be either refunded to the unit owners or kept by the Association and applied against the Association's expenses for the following year as shall be determined by a vote of the Unit Owners, subject to approval by the Board of Directors of the Association. The Corporation may pay compensation in a reasonable amount to its Members, Directors and Officers for services rendered, may confer benefits upon its Members in conformity with its purposed, and upon Dissolution or Final liquidation, may make distribution to its Members as is permitted by the Court having jurisdiction thereof, and no such payment, benefit or distribution shall be deemed to be a dividend or distribution of income.

This corporation shall issue no shares of stock of any kind or nature whatsoever. Membership in the Condominium and the transfer thereof, as well as the number of Members, shall be upon such terms and conditions as provided for in the Declaration of Condominium or By-Laws.

ARTICLE XII

The principal office of the corporation shall be located 901 Northpoint Parkway, Suite 108, West Palm Beach, Fl 33407 but the

Corporation may maintain offices and transact business in such other places within or without the State of Florida as may from time to time be designated by the Board of Directors. This Corporation shall have perpetual existence.

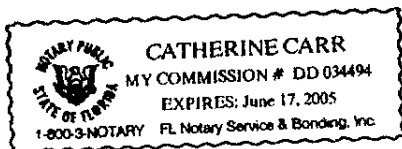
IN WITNESS WHEREOF, the subscribers hereto have hereunto set their hands and seals this day of January, 2005

Leslie Martel
Leslie Martel
Loreta Prouty
Loreta Prouty
Jan Stalnak
Jan Stalnak

STATE OF FLORIDA)
) ss.
COUNTY OF PALM)
BEACH

BEFORE ME, the undersigned authority, personally appeared, LESLIE MARTEL, LORETA PROUTY, JAN STALNAKER, who, after being by me first duly sworn, acknowledged that they executed the foregoing Articles of Incorporation of BELLAMAR HOUSE CONDOMINIUM ASSOCIATION, INC., a Florida Corporation, Not for Profit, for the purposed therein expressed.

WITNESS my hand and official seal at Delray Beach, Florida, this
27 day of January, 2005



[Signature]

Acceptance of Service as Registered Agent

The undersigned, **Cathie Carr**, having been named as the Registered Agent to accept service of process for BELLAMAR HOUSE CONDOMINIUM ASSOCIATION, INC., a not-for-profit Florida Corporation, at the registered office designated in the Articles of Incorporation of said Corporation, hereby agrees and consents to act in that capacity. The undersigned is familiar with and accepts the duties and obligations of Section 617.023 Florida statutes and will comply with all provisions of all statutes of Florida relative to the performance of our duties as registered agents.

Dated this 27th day of January, 2005.



Cathie Carr

FILED
SECRETARY OF STATE
TALLAHASSEE, FLORIDA
05 FEB 21 PM 4:43