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FLORIDA NON-PROFIT CORPORATION

magnolia court condominium association, inc.

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SECRETARY OF STATE
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**ARTICLES OF INCORPORATION
OF
MAGNOLIA COURT 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 **MAGNOLIA COURT CONDOMINIUM ASSOCIATION, INC.** For convenience, the corporation shall be referred to in this instrument as the "Association", the Articles of Incorporation, as the "Articles", and the By-Laws of the Association, as the "By-Laws".

The street address of the initial principal office of the Association is 8004 N.W. 154 Street, Suite 243, Miami Lakes, Florida 33016.

ARTICLE II - TERM AND 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 **MAGNOLIA COURT**, 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 By-Laws.

ARTICLE V - INITIAL REGISTERED OFFICE AND REGISTERED AGENT

The street address of the initial registered office of this Association is 8004 N.W. 154 Street, Suite 243, Miami Lakes, Florida 33016, and the name of the initial registered agent of this Association at that address is **JORGE QUINTANA**.

Jorge Quintana

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:

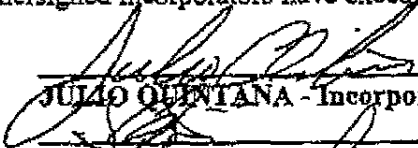
| NAME | ADDRESS |
|----------------|--|
| JULIO QUINTANA | 8004 N.W. 154 Street, Suite 243, Miami Lakes, FL 33016 |
| JORGE QUINTANA | 8004 N.W. 154 Street, Suite 243, Miami Lakes, FL 33016 |
| ANGEL LAGE | 8004 N.W. 154 Street, Suite 243, Miami Lakes, FL 33016 |

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

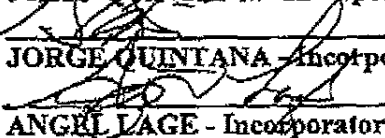
| NAME | ADDRESS |
|----------------|--|
| JULIO QUINTANA | 8004 N.W. 154 Street, Suite 243, Miami Lakes, FL 33016 |
| JORGE QUINTANA | 8004 N.W. 154 Street, Suite 243, Miami Lakes, FL 33016 |
| ANGEL LAGE | 8004 N.W. 154 Street, Suite 243, Miami Lakes, FL 33016 |

The method of election of Directors is provided in the By-Laws.

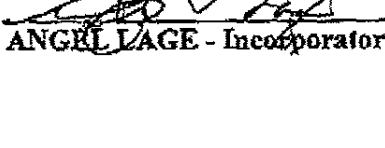
IN WITNESS WHEREOF the undersigned incorporators have executed these Articles of Incorporation on July 8, 2005.



 JULIO QUINTANA - Incorporator



 JORGE QUINTANA - Incorporator

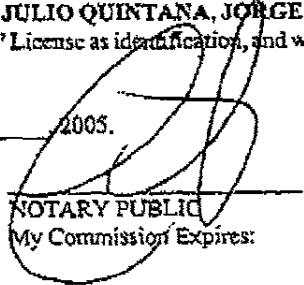


 ANGEL LAGE - Incorporator


STATE OF FLORIDA)
) SS:
 COUNTY OF MIAMI-DADE)

BEFORE ME, the undersigned authority, personally appeared JULIO QUINTANA, JORGE QUINTANA, and ANGEL LAGE, who are personally known to me/produced Drivers' License as identification, and who were sworn and say the foregoing is true.

SWORN TO before me on the 13 day of July, 2005.




 NOTARY PUBLIC
 My Commission Expires:

 **Center Mestre Jr**
 My Commission 00200050
 Expires November 09, 2007

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ACCEPTANCE OF REGISTERED AGENT

Having been named as registered agent to accept service of process for **MAGNOLIA COURT 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.



JORGE QUINTANA
Registered Agent

July 8, 2005

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