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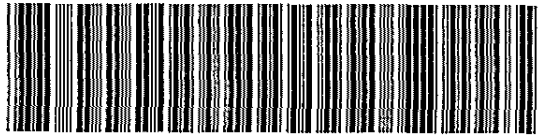
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TALLAHASSEE, FLORIDA

LOSTUTTER LAW FIRM, P.L.
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March 7, 2007

Registration Section
Division of Corporations
Clifton Building
2661 W. Executive Center Circle
Tallahassee, FL 32301-5020

Re: Registration of non-profit: Hope Condominium Association, Inc.

Dear Registration Specialist:

I have enclosed the Articles of Incorporation for the above-referenced entity. I have enclosed a \$70.00 check (no. 1138) as pre-payment of filing fees for the Articles of Incorporation and Designation of Registered Agent.

You may direct any inquiries to Attorney Gerald Lostutter at 1-321-574-5225. Your correspondence and documentation should be addressed to:

Gerald Lostutter, Esq.
Lostutter Law Firm, P.L.
P. O. Box 27
Sharpes, FL 32959

Thank you for your assistance.

Sincerely,


Gerald W. Lostutter, Esq.

Enclosures: as stated.
Cc: Client.

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OF HOPE CONDOMINIUM ASSOCIATION, INC.**

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SECRETARY OF STATE
TALLAHASSEE, FLORIDA

ARTICLES OF INCORPORATION

OF

HOPE CONDOMINIUM ASSOCIATION, INC.

(A corporation not for profit)

In order to form a corporation under and in accordance with the provisions of the laws of the State of Florida for the formation of corporations not for profit, we, the undersigned, hereby associate ourselves into a corporation for the purpose and with the powers hereinafter mentioned; and to that end, we do, by these Articles of Incorporation, set forth:

ARTICLE I. NAME

The name of the corporation shall be HOPE CONDOMINIUM ASSOCIATION, INC.

ARTICLE II. PURPOSE

The purposes and objects of the corporation shall be to administer the operation and management of a condominium to be established by: (a) owners of the real property, Glenn A. DeJong, Gary C. Rooth, and Donald W. DeJong and Arlene M. DeJong as Trustees under Declaration of Trust dated 9/9/92; and (b) Sherrard DeJong, hereinafter called Incorporators, the condominium apartment complex, Hope Condominiums, to be established in accordance with the laws of the State of Florida upon the following described property, situate, lying and being in Brevard County, to-wit:

Lot 31 SEMINOLE HEIGHTS, according to the plat thereof, as recorded in Plat Book 16, Page 91, Public Records of Brevard County, Florida. The address is 1030 Park Dr., Indian Harbour Beach, FL 32937.

and to undertake the performance of the acts and duties incident to the administration of the operation and management of said condominium and in accordance with the terms, provisions, conditions and authorizations contained in these articles and which may be contained in the Declaration of Condominium which will be recorded in the public records of Brevard County, Florida, at the time said property, and the improvements now or hereafter situate thereon are submitted to a plan of condominium ownership; and to own, operate, lease, sell, trade, and otherwise deal with such property, whether real or personal, as may be necessary or convenient in the administration of said condominium. The corporation shall be conducted as a non-profit organization for the benefit of its members.

ARTICLE III. POWERS

The corporation shall have the following powers:

All of the powers and privileges granted to corporations not for profit under the law pursuant to which this corporation is chartered, and all of the powers and privileges which may be granted unto said corporation or exercised by it under any other applicable laws of the State of Florida, including, but not limited to, Chapters 607, 617, and 718, of the Florida Statutes.

All of the powers reasonably necessary to implement and effectuate the purposes of the corporation, including, but not limited to:



Making and establishing reasonable rules and regulations governing the use of apartment units and the common elements in the condominium as said terms may be defined in the Declaration of Condominium and Bylaws.



Levying and collecting assessments against members of the corporation to defray common expenses of the condominium as may be provided in the Declaration of Condominium and in the Bylaws of this corporation which may hereafter be adopted, including the right to levy and collect assessments for the purposes of acquiring, operating, leasing, managing and otherwise trading and dealing with such property, whether real or personal, including the apartment units in the condominium, which may be necessary or convenient in the operation and management of the condominium and accomplishing the purposes in the Declaration of Condominium.









Maintaining, repairing, replacing, operating and managing the condominium and its property, including the right to reconstruct improvements after casualty and to make further improvement of condominium property. The corporation has the irrevocable right of access to each unit during reasonable hours, when necessary for the maintenance, repair or replacement of any common elements or any portion of a unit to be maintained by the corporation pursuant to the Declaration of Condominium or as necessary to prevent damage to common elements or to a unit or units.



To contract for the management and maintenance of the condominium and to authorize a management agent to assist the corporation in carrying out its powers and duties by performing such functions as the collection of assessments, preparation of records, enforcement of rules and maintenance of the common elements. The corporation shall, however, retain at all times the powers and duties granted them by the Condominium Act, including, but not limited to the making of assessments, promulgation of rules and execution of contracts.



Enforcing the provisions of the Declaration of Condominium, these Articles of Incorporation, the Bylaws of the corporation which may be adopted, and the rules and regulations governing the use of the condominium as the same may be established.

-  To now or hereafter acquire title to property, real or personal, or otherwise enter into leases and agreements, whereby the corporation acquires leaseholds, memberships and other possessory or use interests in land or facilities, including recreational and communal facilities, whether or not contiguous to lands of the condominium, to provide enjoyment, recreation, or other use of benefit to the owners of the apartment units, all as may be deemed appropriate by the Board of Administration.
-  Subject to the limitations of s. 718.112(2)(m), Florida Statutes, the corporation, through its Board of Administration, has the limited power to convey a portion of the common elements to a condemning authority for the purposes of providing utility easements, right-of-way expansion, or other public purposes, whether negotiated or as a result of eminent domain proceedings.
-  To purchase units in the condominium and to acquire and hold, lease, mortgage and convey them. There shall be no limitation on the corporation's right to purchase a unit at a foreclosure sale resulting from the corporation's foreclosure of its lien for unpaid assessments, or to take title by deed in lieu of foreclosure.
-  To have the authority, without joinder of any unit owner, to grant, modify, or move any easement if the easement constitutes part of or crosses the common elements or corporation's property.
-  To contract, sue and be sued with respect to the exercise or non-exercise of its powers. For these purposes, the powers of the corporation include, but are not limited to, the maintenance, management and operation of the condominium property.
-  After control of the corporation is obtained by unit owners other than the Incorporators as listed in Article II, the corporation may institute, maintain, settle, or appeal actions or hearings in its name on behalf of all unit owners concerning matters of common interest to most or all unit owners, including, but not limited to, the common elements; the roof and structural components of a building or other improvements; mechanical, electrical, and plumbing elements serving an improvement or a building; representations of the Incorporators pertaining to any existing or proposed commonly used facilities; and protesting ad valorem taxes on commonly used facilities and on units; and may defend actions in eminent domain or bring inverse condemnation actions. If the Association has the authority to maintain a class action, the corporation may be joined in a class action as representative of that class with reference to litigation and disputes involving the matters for which the association could bring a class action. Nothing herein limits any statutory or common-law right of any individual unit owner or class of unit owners to bring an action without participation by the corporation which may otherwise be available.

ARTICLE IV. MEMBERS

The qualifications of the members, the manner of their admission to membership and termination of such membership, and voting by members shall be as follows:

A The owners of all apartment units in the condominium shall be members of the corporation, and no other persons or entities shall be entitled to membership, except as provided in item E of this Article IV.

B Membership shall be established by the acquisition of fee title to an apartment unit in the condominium or by the acquisition of a fee ownership interest therein, whether by conveyance, devise, judicial decree or otherwise and the membership of a party shall be automatically terminated upon his being divested of all title to or his entire fee ownership interest in any apartment unit except that nothing herein contained shall be construed as terminating the membership of any party who may own two (2) or more apartment units, so long as such party shall retain title to or a fee ownership interest in any apartment unit.

C The interest of a member in the funds and assets of the corporation can not be assigned, hypothecated or transferred in any manner, except as an appurtenance to his apartment unit. The funds and assets of the corporation shall belong solely to the corporation, subject to the limitation that the same be expended, held or used for the benefit of the membership and for the purposes authorized herein, in the Declaration of Condominium, and in the said Bylaws.

D On all matters on which the membership shall be entitled to vote, there shall be only one (1) vote for each apartment unit in the condominium, which vote shall be exercised or cast by the owner or owners of each apartment unit in such manner as may be provided in the Bylaws hereafter adopted. Should any member own more than one (1) apartment unit, such member shall be entitled to exercise or cast as many votes as he owns apartment units, in the manner provided in said Bylaws.

E Until such time as the property described in Article II hereof is submitted to a plan of condominium ownership by the recordation of said Declaration of Condominium, the membership of the corporation shall be comprised of the: (a) owners of the real property, Glenn A. DeJong, Gary C. Rooth, and Donald W. DeJong and Arlene M. DeJong as Trustees under Declaration of Trust dated 9/9/92; and (b) Sherrard DeJong, each of which person shall be entitled to cast one (1) vote on all matters on which that membership shall be entitled to vote.

ARTICLE V. TERM

The corporation shall have perpetual existence.

ARTICLE VI. LOCATION

The principal office of the corporation shall be located at 9770 S. Tropical Trail, Merritt Island, Florida, 32952, but it 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 Administration.

ARTICLE VII. DIRECTORS

The affairs of the corporation shall be managed by the Board of Administration. The number of the members of the first Board of Administration of the corporation shall be four (4). The members of the Board of Administration shall be elected as provided by the Bylaws of the corporation. The Board of Administration shall be members of the corporation or shall be authorized representatives, officers or employees of a corporate member of this corporation. Notwithstanding the foregoing, the first election of Directors will be held in accordance with Article VI, of the Declaration of Condominium of HOPE CONDOMINIUM ASSOCIATION. Any vacancies in the Board of Administration occurring before the first election will be filled by the remaining Directors. The first election of Directors shall be held sixty (60) days from the date of recording of the Declaration of Condominium; Thereafter, elections of Directors shall be held once a year at the annual membership meeting. The names and addresses of the members / Directors of the first Board of Administration who shall hold office until their successors are elected and have qualified, or until removed, areas follows:

GLENN A. DEJONG, 9770 S. Tropical Trail, Merritt Island, Florida, 32952.

SHERRARD DEJONG, 9770 S. Tropical Trail, Merritt Island, Florida, 32952.

DONALD W. DEJONG, 428 Husketh Rd., Youngsville, North Carolina, 27596.

GARY C. ROTH, 126 Birch Falls, Raleigh, North Carolina, 27614.

ARTICLE VIII. OFFICERS

The Board of Administration shall elect a President, and a Secretary, and a Treasurer and as many Vice Presidents, Assistant Secretaries and Assistant Treasurers as the Board of Administration shall determine. The President shall be elected from among the membership of the Board of Administration but no other officer needs to be a Director. The same person may hold two (2) offices, the duties of which are not incompatible; provided however, that the office of the President and Vice President shall not be held by the same person, nor shall the office of President and Secretary or Assistant Secretary be held by the same person.

The affairs of the corporation shall be administered by the officers designated in the Bylaws of the corporation. Said officers will be elected by the Board of Administration at its first meeting following the annual meeting of the members of the Association and with the approval of the Board

of Administration may employ a Managing Agent and/or such other managerial and supervisory personnel or entities to administer or assist in the administration of the operation and management of the condominium, and the affairs of the corporation, and any such person or entity may be so employed without regard to whether such person or entity is a member of the corporation or a director of the corporation. The names, positions, and addresses of the officers who will serve until their successors are designated are as follows:

GLENN A. DEJONG, President and Treasurer.
9770 S. Tropical Trail, Merritt Island, Florida, 32952.

SHERRARD DEJONG, Vice President and Secretary.
9770 S. Tropical Trail, Merritt Island, Florida, 32952.

ARTICLE IX. INCORPORATORS

The incorporators to these Articles of Incorporation are two Directors of the Board of Administration of the corporation, the names and addresses of whom are:

GLENN A. DEJONG, 9770 S. Tropical Trail, Merritt Island, Florida, 32952.

SHERRARD DEJONG, 9770 S. Tropical Trail, Merritt Island, Florida, 32952.

ARTICLE X. BYLAWS

The original Bylaws of the corporation shall be adopted by the Board of Administration and thereafter, such Bylaws may be altered or rescinded by the Board of Administration only in such manner as said Bylaws may provide.

ARTICLE XI. INDEMNIFICATION

Every Director and every officer of the corporation shall be indemnified by the corporation against all expenses and liabilities, including counsel fees, reasonably incurred by or imposed upon him in connection with any proceeding to which he may be a party, or which he may become involved, by reason of his being or having been a Director or officer of the corporation, whether or not he is a Director or officer at the time such expenses are incurred, except in such cases wherein the Director or officer is adjudged guilty of willful misfeasance or malfeasance in the performance of his duties; provided, that, in the event of any claim for reimbursement of indemnification hereunder based upon a settlement by the Director or officer seeking such reimbursement or indemnification, the indemnification herein shall only apply if the Board of Directors approves such settlement and reimbursement as being in the best interests of the corporation. 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 XII. AMENDMENTS

Any amendment or amendments to these Articles of Incorporation may be proposed by the Board of Administration of the corporation acting upon a vote of the majority of the Directors, or by the members of the corporation owning a majority of the apartment units in the condominium, *whether meeting as members or by instrument in writing signed by them.*

Upon Any amendment or amendments to these Articles being proposed by said Board of Administration or members, such proposed amendment or amendments shall be transmitted to the President of the corporation or other officer of the corporation in the absence of the President, who shall thereupon call a special meeting of the members of the corporation for a date not sooner than twenty (20) days nor later than sixty (60) days from the receipt by him of the proposed amendment or amendments, and it shall be the duty of the Secretary to give to each member written or printed notice of such meeting, stating the time and place of the meeting and reciting the proposed amendment or amendments in reasonably detailed form, which notice shall be mailed or presented personally to each member not less than ten (10) days nor more than thirty (30) days before the date set for such meeting. If mailed, the notice of the membership meeting shall be sent by certified mail, return receipt requested, which mailing shall be deemed notice. Any member may, by written waiver of notice signed by the such member, waive such notice, and such waiver when filed in the records of the corporation, whether before or after holding of the meeting, shall be deemed equivalent to the giving of such notice to such member.

At such meeting the amendment or amendments proposed must be approved by an affirmative vote of the members owning a majority of the apartment units in the condominium in order for such amendment or amendments to become effective. Thereupon, such amendment or amendments of these Articles shall be transcribed and certified in such form as may be necessary to register the same in the office of the Florida Department of State's Division of Corporations; and upon the registration of such amendment or amendments with the Division of Corporations, a certified copy thereof shall be recorded in the public records of Brevard County, Florida, within ten (10) days from the date on which same are so registered. At any meeting held to consider such amendment or amendments of these Articles, the written vote of any member of the corporation shall be recognized, if such member is not in attendance at such meeting or represented by proxy, provided such written vote is delivered to the Secretary of the corporation at or prior to such meeting.

Notwithstanding the foregoing provisions of this Article XII, no amendment or amendments to these Articles which shall abridge, amend or alter the rights of the Incorporators to designate and select members of the Board of Administration of the corporation, as provided in Article VII hereof, may be adopted or become effective without the prior consent of the Incorporators.

ARTICLE XIII. REGISTERED AGENT

Pursuant to Chapters 48.091 and 617.501, Florida Statutes:

EHOPE CONDOMINIUM ASSOCIATION, INC., a corporation not for profit, desiring to organize under the laws of the State of Florida, with its principal office, as designated in the Articles of Incorporation, in Merritt Island, Florida, County of Brevard, State of Florida, has named GLENN A. DEJONG, of 9770 S. Tropical Trail, Merritt Island, Florida, 32952, as its agent to accept service of process for the above-stated corporation, at the place designated in this certificate, I am familiar with and accept the appointment as registered agent and agree to act in this capacity.

Glenn A. DeJong
GLENN A. DEJONG

IN WITNESS WHEREOF, the incorporators have unto set their hands and seals this 6 day of February, 2007.

Glenn A. DeJong
GLENN A. DEJONG

Sherrard C. DeJong
SHERRARD DEJONG

STATE OF FLORIDA
COUNTY OF BREVARD

BEFORE Me, the undersigned authority, personally appeared GLENN A. DEJONG and SHERRARD DEJONG, who being first duly sworn, acknowledged that they signed the foregoing Articles of Incorporation for the purposes therein expressed on this 6 day of February, 2007.

PERSONALLY KNOWN

Gerald L. Lostutter, Jr.
NOTARY PUBLIC



Gerald Lostutter, Jr.
MY COMMISSION # DD210800 EXPIRES
June 12, 2007
BONDED THRU TROY FAIN INSURANCE, INC.

2007 MAR 12 PM 12:50
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

FILED