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Florida Department of State
Division of Corporations
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To:

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From:

Account Name : EMPIRE CORPORATE KIT COMPANY
Account Number : 072450003255
Phone : (305) 634-3694
Fax Number : (305) 633-9696

Please give today's date 12/30/05

FLORIDA PROFIT CORPORATION OR P.A.

TUMBLIN OAKS CONDOMINIUM II, INC.

Certificate of Status	0
Certified Copy	1
Page Count	04
Estimated Charge	\$78.75



December 30, 2005

FLORIDA DEPARTMENT OF STATE
Division of Corporations

EMPIRE CORPORATE KIT COMPANY

SUBJECT: TUMBLIN OAKS CONDOMINIUM II, INC.
REF: W05000057016

We received your electronically transmitted document. However, the document has not been filed. Please make the following corrections and refile the complete document, including the electronic filing cover sheet.

Please list the name of the incorporator in article X.

An effective date may be added to the Articles of Incorporation if a 2006 date is needed, otherwise the date of receipt will be the file date. A separate article must be added to the Articles of Incorporation for the effective date.

If you have any further questions concerning your document, please call (850) 245-6855.

Tammy Hampton
Document Specialist
New Filing Section

FAX Aud. #: H05000294199
Letter Number: 805A00074124

P.O. BOX 6327 - Tallahassee, Florida 32314

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ARTICLES OF INCORPORATION
FOR
TUMBLIN OAKS CONDOMINIUM II, INC.

ARTICLE I - NAME

The name of this company shall be TUMBLIN OAKS CONDOMINIUM II, INC. The mailing address and street address of the principal office of the company is 19080 NE 29th Avenue, Aventura, FL 33180.

ARTICLE II. NATURE OF BUSINESS

This corporation may engage or transact in any or all lawful activities or business permitted under the laws of the United States, the State of Florida or any other state, country, territory or nation.

ARTICLE III. CAPITAL STOCK

The maximum number of shares of stock that this corporation is authorized to have outstanding at any one time is 100 shares of common stock having no par value per share.

ARTICLE IV. ADDRESS

The street address of the initial registered office of the corporation shall be 19080 NE 29th Avenue, Aventura, FL 33180 and the name of the initial registered agent of the corporation at that address is David G. Genet.

ARTICLE V. TERM OF EXISTENCE

This corporation is to exist perpetually.

ARTICLE VI. PREEMPTIVE RIGHTS

The corporation elects to have preemptive rights.

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ARTICLE VII. SPECIAL PROVISION

It is the intent of the Incorporator that the corporation will qualify under section 1244 of the Internal Revenue Code and shall take all actions necessary to obtain and maintain its status as an S Corporation.

ARTICLE VIII. DIRECTORS

All corporate powers shall be exercised by or under the authority of, and the business and affairs of the corporation managed under the direction of its Board of Directors, subject to any limitation set forth in these Articles of Incorporation. This corporation shall have one Director, initially. The name and street address of the initial member of the Board of Director is David G. Genet, 19080 NE 29th Avenue, Aventura, FL 33180.

ARTICLE IX. OFFICERS

The names and address of the initial officers of the corporation who shall hold office for the first year of the corporation, or until their successors are elected or appointed are:

NAME	ADDRESS
DAVID G. GENET	19080 NE 29th Avenue, Aventura, FL 33180.
(President, Vice- President, Secretary, and Treasurer)	

ARTICLE X. INCORPORATOR

The name and street address of the incorporator to these Articles of Incorporation is

H05000294199

1900 NE 29th Avenue, Aventura, FL 33180, DAVID G. Genet

IN WITNESS WHEREOF, the undersigned has hereunto set his hand and seal on this 29 day of December, 2005.

WITNESSES:

Marcia West
PRINT NAME: MARCIA WEST

[Signature]
PRINT NAME: DAVID G. GENET

ACCEPTANCE OF REGISTERED AGENT DESIGNATED IN ARTICLES OF INCORPORATION

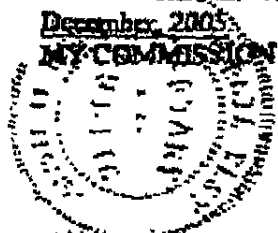
THE UNDERSIGNED, having been designated Registered Agent in the above and foregoing Articles, is familiar with and accepts the obligations of the position of Registered Agent under Section 607.0505, Florida Statutes.

[Signature]
DAVID G. GENET

STATE OF FLORIDA
COUNTY OF BROWARD

I HEREBY CERTIFY THAT ON THIS DAY, BEFORE ME, a Notary Public, duly authorized in the State and County named above to take acknowledgments, personally appeared DAVID DAVID J. Genet, who has produced FL DL as identification, or personally known to me to be the person (s) who subscribed to the foregoing Articles of Incorporation, and he did subscribe thereto for the uses and purposes therein mentioned and set forth.

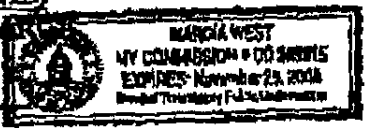
WITNESS my hand and official seal in the County and State above set forth this 29 day of December, 2005.



MY COMMISSION EXPIRES: [Signature] (SEAL)

NOTARY PUBLIC, STATE OF FLORIDA AT LARGE

PRINT NAME: MARCIA WEST



This instrument was prepared by:
Sandor P. Genet, Esq.
FL Bar No. 155959
SANDOR P. GENET & ASSOCIATES, P.A.
99 N.E. 167th Street
North Miami Beach, FL 33162
(305) 653-0655
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SECRETARY OF STATE
DIVISION OF CORPORATIONS

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