

NO40000000913

(Requestor's Name)

Robert B. Burr, Esq.
JAY STEVEN LEVINE, P.A.
2500 North Military Trail, Suite 490
Boca Raton, FL 33431
(Address)

(City/State/Zip/Phone #)

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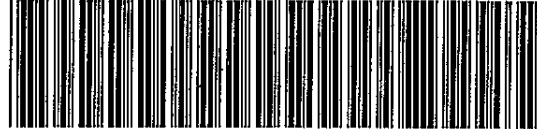
(Business Entity Name)

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04 JAN 20 PM 2:18

SECRETARY OF STATE
TALLAHASSEE, FLORIDA

This instrument was prepared by
and should be returned to:
Robert B. Burr, Esq.,
Jay Steven Levine, P.A.,
2500 North Military Trail, Suite 490
Boca Raton, Florida 33431

FILED

04 JAN 20 PM 2:18

SECRETARY OF STATE
TALLAHASSEE, FLORIDA

**ARTICLES OF INCORPORATION
OF
PARK PLACE AT THE LAKES CONDOMINIUM ASSOCIATION, INC.,
a Florida not-for-profit corporation**

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 PARK PLACE AT THE LAKES 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 1600 Presidential Way, West Palm Beach, Florida 33401.

ARTICLE II. TERM OF EXISTENCE

The Association shall have perpetual existence unless the Association is terminated (in accordance with applicable statutes) following termination of Park Place, a Condominium or the Association is otherwise terminated in accordance with applicable statutes.

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 Palm Beach County, Florida, and known as Park Place, 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 1600 Presidential Way, West Palm Beach, Florida 33401 and the name of the initial registered agent of this Association at that address is Gregory Korchmar.

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
Gregory Korchmar	1600 Presidential Way West Palm Beach, Florida 33401
Vicky Korchmar	1600 Presidential Way West Palm Beach, Florida 33401
Michael Korchmar	1600 Presidential Way West Palm Beach, Florida 33401

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

NAME	ADDRESS
Gregory Korchmar	1600 Presidential Way West Palm Beach, Florida 33401
Vicky Korchmar	1600 Presidential Way West Palm Beach, Florida 33401
Michael Korchmar	1600 Presidential Way West Palm Beach, Florida 33401

The method of election of Directors is provided in the Bylaws.

IN WITNESS WHEREOF the undersigned incorporators have executed these Articles of Incorporation on _____, 2004.

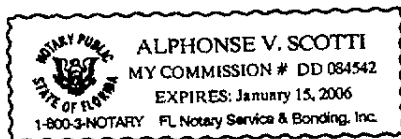
Lyudmila Golub
Witness Signature
Lyudmila Golub
Printed Name
[Signature]
Witness Signature
Vera Vorobyoff
Printed Name

Gregory Korchmar
Gregory Korchmar, Incorporator
Vicky Korchmar
Vicky Korchmar, Incorporator
Michael Korchmar
Michael Korchmar, Incorporator

STATE OF FL
COUNTY OF W.P.B.

Before me, the undersigned authority, personally appeared Gregory Korchmar, who is personally known to me/produced as identification, and who was sworn and states that the foregoing is true.

Sworn to before me on JAN. 14. 2004.

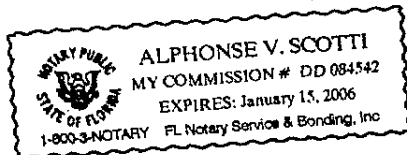


Alphonse V. Scotti
NOTARY PUBLIC - STATE OF FL
Print Name: Alphonse V. Scotti
Commission No.:
My Commission Expires: 1/15/06

STATE OF FL
COUNTY OF W.P.B.

Before me, the undersigned authority, personally appeared Vicky Korchmar, who is personally known to me/produced as identification, and who was sworn and states that the foregoing is true.

Sworn to before me on JAN. 14 2004.

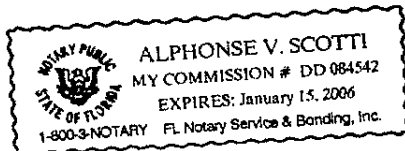


Alphonse V. Scotti
NOTARY PUBLIC - STATE OF FL
Print Name: Alphonse V. Scotti
Commission No.:
My Commission Expires: 1/15/06

STATE OF FLORIDA
COUNTY OF W.P.B.

Before me, the undersigned authority, personally appeared Michael Korchmar, who is personally known to me/produced as identification, and who was sworn and states that the foregoing is true.

Sworn to before me on JAN. 14 2004.



Alphonse V. Scotti
NOTARY PUBLIC - STATE OF FLORIDA
Print Name: Alphonse V. Scotti
Commission No.:
My Commission Expires: 1-15-06

ACCEPTANCE OF REGISTERED AGENT

Having been named as Registered Agent to accept service of process for PARK PLACE AT THE LAKES CONDOMINIUM ASSOCIATION, INC., at the place designated in these Articles, I agree to act in the capacity and I further agree to comply with the provisions of all Statutes relative to the proper and complete performance of my duties.

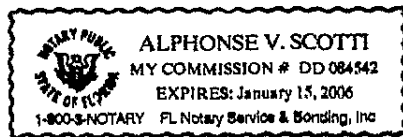
DATED this 14 day of JAN, 2004.

Gregory Korchmar
Gregory Korchmar, Registered Agent

STATE OF FL
COUNTY OF W.P.B.

Before me, the undersigned authority, personally appeared Gregory Korchmar, who is personally known to me/produced _____ as identification, and who was sworn and states that the foregoing is true.

Sworn to before me on JAN 14, 2004.



Alphonse V. Scotti
NOTARY PUBLIC - STATE OF FL
Print Name: Alphonse V. Scotti
Commission No.: _____
My Commission Expires: 1/15/06