



A00000001883

Renée Fowler

The Regency Housing Group

December 7, 2000

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

FILED
00 DEC -8 PM 4:18
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

RE: Westside Regency Apartments, Ltd.

000003492540--4
-12/11/00--01003--003
****148.75 ****140.00

Enclosed are an original and one (1) copy of the Certificate of Limited Partnership and Affidavit of Capital Contributions, as well as a check for \$148.75 to cover the following:

Filing Fee	52.50
Registered Agent Designation	35.00
Certified Copy	52.50
Certificate of Status	<u>8.75</u>
	148.75

FILED
00 DEC -8 PM 4:18
SECRETARY OF STATE
TALLAHASSEE, FLORIDA
RECEIVED
DEPARTMENT OF STATE
DIVISION OF CORPORATIONS
2000 DEC -8 PM 3:51
TO REGISTRY OF FIRMS
SUPPLY OF FIRMS

I have enclosed a Federal Express airbill for return of the copy and certificate to me.

Thank you for your consideration.

Sincerely,

Renée Fowler

87.50 LP
52.50 Cert

Regency Development Associates, Inc. • Regency Constructors, Inc.

110 Bry Lynn Drive, West Melbourne, Florida 32904
321.723.9200 • Fax 321.723.7781 • reneefowler@worldnet.att.net
North Carolina • South Carolina • Virginia • Florida • Georgia

CERTIFICATE OF LIMITED PARTNERSHIP

OF

WESTSIDE REGENCY APARTMENTS, LTD.

The undersigned, pursuant to the provisions of Section 620.108 of the Florida Statutes, do hereby certify and swear in this Certificate of Limited Partnership to the following:

1. **NAME**

The name of the Limited Partnership is:

WESTSIDE REGENCY APARTMENTS, LTD.

2. **REGISTERED AGENT**

The name and address of the Registered Agent for the Limited Partnership is:

Renée Fowler
110 Bry Lynn Drive
West Melbourne, Florida 32904

3. **GENERAL PARTNERS**

The names and business addresses of the general partners are as follows:

F98000001282
Regency Investment Associates, Inc.
2700 Wycliff Road, Suite 312
Raleigh, North Carolina 27607

90000012835
WRA Capitol, Inc.
110 Bry Lynn Drive
West Melbourne, Florida 32904

4. **MAILING ADDRESS**

The mailing address for the Limited Partnership and the location of its principal place of business is as follows:

C/o Regency Development Associates, Inc.
110 Bry Lynn Drive
West Melbourne, Florida 32904

5. **DISSOLUTION DATE**

The latest date upon which the Limited Partnership is to dissolve is December 31, 2052.

FILED
00 DEC -8 PM 4:19
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

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00 DEC -8 PM 4:18
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

IN WITNESS WHEREOF, the General Partners have executed this Certificate of Limited Partnership this 7th date of December, 2000.

Regency Investment Associates, Inc.
A corporation authorized to do business in
Florida

BY: _____

Gordon L. Blackwell, President

WRA Capitol, Inc.
A Florida Corporation

BY: _____

C. Breck Kean, President

FILED
00 DEC -8 PM 4:18
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

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SECRETARY OF STATE
TALLAHASSEE, FLORIDA

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Regency Investment Associates, Inc.
A corporation authorized to do business in
Florida

BY: _____
Gordon L. Blackwell, President

WRA Capitol, Inc.
A Florida Corporation

BY: _____
C. Breck Kean, President

FILED
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SECRETARY OF STATE
TALLAHASSEE, FLORIDA

ACCEPTANCE

Pursuant to Section 620.192 of the Florida Statutes, the undersigned accepts its appointment as registered agent for WESTSIDE REGENCY APARTMENTS, LTD., a Florida limited partnership, and accepts all obligations imposed on it as such under Florida law.

Executed this 7th day of December, 2000.


Renee Fowler

FILED
00 DEC -8 PM 4 16
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

AFFIDAVIT

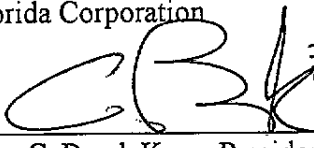
STATE OF)
) SS:
COUNTY OF)

The undersigned as a general partner of Westside Regency Apartments, Ltd. ("Limited Partnership"), declares as follows:

The total capital contributions of the limited partners of the Limited Partnership through this date is \$1,000 and the ^{total anticipated} capital contributions of the limited partners to the Limited Partnership is \$1,000.

WRA Capitol, Inc.
A Florida Corporation

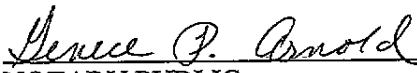
BY:


C. Breck Kean, President

FILED
00 DEC - 8 PM 4:18
NOTARY PUBLIC
TALLAHASSEE, FLORIDA

STATE OF)
) SS:
COUNTY OF)

The foregoing instrument was acknowledged before me this 7th day of December, 2000 by C. Breck Kean, as President of WRA Capitol, Inc., a Florida corporation. He is personally known to me.


NOTARY PUBLIC
Printed Name: Genece P. Arnold

Notary Public, Fulton County, Georgia
My Commission Expires February 10, 2003

AFFIDAVIT

STATE OF North Carolina)
COUNTY OF Wake) SS:

FILED
00 DEC -8 PM 4:18
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

The undersigned as a general partner of Westside Regency Apartments, Ltd. ("Limited Partnership"), declares as follows:

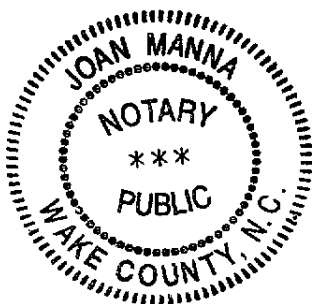
The total capital contributions of the limited partners of the Limited Partnership through this date is \$1,000 and the ^{total anticipated} capital contributions of the limited partners to the Limited Partnership is \$1,000.

Regency Investment Associates, Inc.
A Corporation authorized to do business in
Florida

BY: Gordon L. Blackwell
Gordon L. Blackwell, President

STATE OF North Carolina)
COUNTY OF Wake) SS:

The foregoing instrument was acknowledged before me this 7th day of December, 2000 by Gordon L. Blackwell, as President of Regency Investment Associates, Inc., a corporation authorized to do business in Florida. He is personally known to me.



Joan Manna
NOTARY PUBLIC
Printed Name: Joan Manna

My Commission Expires 9-7, 2005