

NO000001555

ROBERT S. THURLOW, P.A.
ATTORNEY AT LAW
415 CANAL STREET
NEW SMYRNA BEACH, FLORIDA 32168

ASSISTANTS:
JANE MYERS: FAMILY & CIVIL
DIANE EYRE: ESTATES & PROPERTY
MARJORIE THURLOW: CLIENT SERVICES

PHONE:
(904) 424-1530
FAX:
(904) 424-1493

March 1, 2000

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

100003157041-8

-03/03/00--01105--008

*****78.75 *****78.75

Re: TOWERS ELEVEN CONDOMINIUM ASSOCIATION, INC.

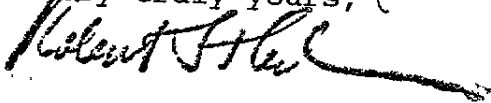
Dear Sir/Madam:

Enclosed are an original and one copy of the Articles of Incorporation for the above referenced entity, together with a check in the amount of \$78.75 for the filing and certified copy fee.

Please process this at your earliest opportunity and return the certified copy of the Articles of Incorporation to this office.

Thank you for your assistance. Should you have any other questions, please do not hesitate to contact my office.

Very truly yours, (



Robert S. Thurlow

SIGNED IN THE ABSENCE OF
THE ABOVE TO AVOID DELAY.

RST:jkm

Enclosures:

Articles of Inc. + 1
SSAE

FILED
00 MAR -3 PM 2:50
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

3-9-00

ARTICLES OF INCORPORATION

OF

TOWERS ELEVEN CONDOMINIUM ASSOCIATION, INC.

A FLORIDA CORPORATION NOT FOR PROFIT

FILED
00 MAR -3 PM 2:50
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

ARTICLE I

The name of this corporation is, "TOWERS ELEVEN CONDOMINIUM ASSOCIATION, INC.", whose principal office and mailing address is located at 3422 South Atlantic Avenue, Daytona Beach Shores, Florida 32118. The registered office address is 415 Canal Street, New Smyrna Beach, Florida 32168.

ARTICLE 1.

The duration of the Corporation is perpetual.

ARTICLE 2.

This corporation is not authorized to issue stock.

ARTICLE 3.

The purpose for which this corporation is organized is to provide an entity for the management and operation of Towers Eleven, a Condominium to be created in accordance with the provisions of the Condominium Act and to be located at New Smyrna Beach, Florida (hereinafter the "Condominium").

ARTICLE 4.

In accordance with Section 617.0203, Florida Statutes, the date when corporate existence shall commence is the date of filing of these Articles of Incorporation.

ARTICLE 5.

All owners of record of title in fee simple to a Unit in the Condominium shall, by virtue of such ownership, be members of this corporation. Membership shall terminate upon the alienation of such ownership interests.

ARTICLE 6.

The Corporation shall have all of the powers enumerated in:
(a) Chapter 718, Florida Statutes (the Condominium Act); and (b) Chapter 617, Florida Statutes, to the extent that such powers are consistent with the provisions of Chapter 718.

ARTICLE 7.

The incorporator is David J. Maman, whose address is 3422 South Atlantic Avenue, Daytona Beach Shores, Florida 32118.

ARTICLE 8.

The initial Board of Directors shall consist of three (3) persons. The names and addresses of the initial directors are as follows:

<u>Name</u>	<u>Address</u>
Anthony DiMucci	100 West Dundee Road Palatine, IL 60067
Sid Vihlen	200 N. Park Ave., Suite 200 Sanford, FL 32771
David J. Maman	3422 South Atlantic Avenue Daytona Beach Shores Florida 32118

Subsequent Boards of Directors shall be constituted and elected as set forth in the By-Laws of the Corporation. All directors, other than the initial directors, shall be members of the Corporation.

ARTICLE 9.

The officers of the corporation shall be elected by the Board of Directors in accordance with provisions of the By-Laws of the Corporation.

ARTICLE 10.

The Corporation shall indemnify each Officer and Director, including former Officers and Directors, to the full extent permitted by law.

ARTICLE 11.

The By-Laws of the Corporation shall be adopted by the initial Board of Directors and may thereafter be amended in accordance with the provisions thereof.

ARTICLE 12.

On all matters upon which the members of the Corporation shall be entitled to vote under the By-Laws, there shall be one vote for each Unit in the Condominium, which vote shall be cast as provided for in the By-Laws.

ARTICLE 13.

The Corporation reserves the right to amend or repeal any provisions contained in these Articles of Incorporation or any amendment to them, and any right conferred upon the members is subject to this reservation.

ARTICLE 14.

The initial registered office of the Corporation shall be located at 415 Canal Street, New Smyrna Beach, Florida 32168 and the initial registered agent shall be Robert S. Thurlow, at that address.

IN WITNESS WHEREOF, the undersigned subscriber has executed these Articles of Incorporation this 1st day of March, 2000.



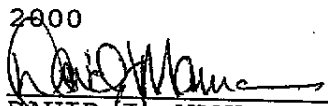
DAVID J. MAMAN, INCORPORATOR

**CERTIFICATE DESIGNATING PLACE OF BUSINESS OR DOMICILE
FOR THE SERVICE OF PROCESS WITHIN FLORIDA,
NAMING AGENT UPON WHOM PROCESS MAY BE SERVED**

IN COMPLIANCE WITH SECTION 48.091, FLORIDA STATUTES,
THE FOLLOWING IS SUBMITTED:


FIRST--THAT TOWERS ELEVEN CONDOMINIUM ASSOCIATION, INC.
DESIRING TO ORGANIZE OR QUALIFY UNDER THE LAWS OF THE STATE OF
FLORIDA, WITH ITS PRINCIPAL PLACE OF BUSINESS IN THE TOWN OF
DAYTONA BEACH SHORES, STATE OF FLORIDA, HAS NAMED ROBERT S.
THURLOW, LOCATED AT 415 CANAL STREET, NEW SMYRNA BEACH, FLORIDA
32168 AS ITS AGENT TO ACCEPT SERVICE OF PROCESS WITHIN
OF FLORIDA.

DATED: March 1, 2000


DAVID J. MAMAN, INCORPORATOR

FILED
MAR-3 PM 2:51
CLERK OF STATE
TALLAHASSEE, FLORIDA

HAVING BEEN NAMED TO ACCEPT SERVICE OF PROCESS FOR THE
ABOVE STATED CORPORATION, AT THE PLACE DESIGNATED IN THIS
CERTIFICATE, I HEREBY CERTIFY THAT I UNDERSTAND THE OBLIGATIONS
OF A REGISTERED AGENT, AND AGREE TO ACT IN THIS CAPACITY, AND I
FURTHER AGREE TO COMPLY WITH THE PROVISION OF ALL STATUTES
RELATIVE TO THE PROPER AND COMPLETE PERFORMANCE OF MY DUTIES.


ROBERT S. THURLOW

DATED: March 1, 2000