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CORPORATE
ACCESS,
INC.

236 East 6th Avenue . Tallahassee, Florida 32303

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1.) Hillsboro Bay Drive Condominium Association, Inc.
(CORPORATE NAME & DOCUMENT #)

2.)
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*****78.75 *****78.75

3.)
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5.)
(CORPORATE NAME & DOCUMENT #)

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SPECIAL INSTRUCTIONS

APPROVED
AND
FILED
00 MAY 16 AM 11:34
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

DEPARTMENT OF STATE
DIVISION OF CORPORATIONS
TALLAHASSEE, FLORIDA

00 MAY 16 AM 11:17

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5-16-00

**ARTICLES OF INCORPORATION
OF
HILLSBORO BAY DRIVE CONDOMINIUM ASSOCIATION, INC.
A FLORIDA CORPORATION NOT FOR PROFIT**

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 HILLSBORO BAY DRIVE 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 2607 Bay Drive, Pompano Beach, FL 33062.

**ARTICLE II.
TERM OF EXISTENCE.**

The association shall have perpetual existence.

**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 Broward County, Florida, and known as HILLSBORO BAY DRIVE 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.

SECRETARY OF STATE
TALLAHASSEE, FLORIDA

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ARTICLE V.
INITIAL REGISTERED OFFICE
AND REGISTERED AGENT.

The street address of the initial registered office of this association is 2607 Bay Drive, Pompano Beach, FL 33062 and the name of the initial registered agent of this association at that address is Renzo Mazzoni.

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:

<u>NAME</u>	<u>ADDRESS</u>
Renzo Mazzoni	280 Summer Street Malden, MA 02148
Paul Mazzoni	280 Summer Street Malden, MA 02148
Cristina Mazzoni	280 Summer Street Malden, MA 02148

The method of election of directors is provided in the bylaws.

ARTICLE VII.
INCORPORATORS.

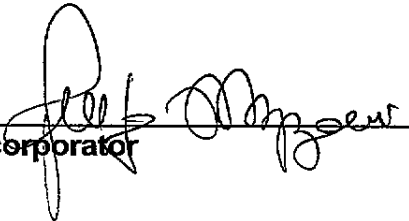
The names and addresses of the incorporators to these articles are as follows:

<u>NAME</u>	<u>ADDRESS</u>
Renzo Mazzoni	280 Summer Street Malden, MA 02148

ARTICLE VIII.
INDEMNIFICATION

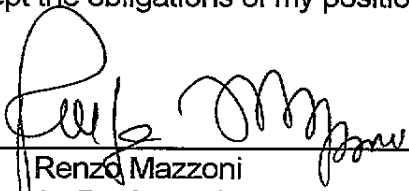
The corporation shall indemnify its incorporator, directors, officers, and employees to the fullest extent permitted by law.

IN WITNESS WHEREOF the undersigned incorporator(s) has/have executed these articles of incorporation on this 4-20-00 day of April, 2000.


Incorporator

ACCEPTANCE OF REGISTERED AGENT

Having been named as registered agent and designated to accept service of process for the above corporation, I hereby accept the appointment as registered agent and agree to act in this capacity. I further agree to comply with the provisions of all statutes relating to the proper and complete performance of my duties, and I am familiar with and accept the obligations of my position as registered agent.


By: Renzo Mazzoni
As Registered Agent for
Hillsboro Bay Drive Condominium Association, Inc.
Date 4-20-00

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00 MAY 16 AM 11:34
SECRETARY OF STATE
TALLAHASSEE, FLORIDA