



N00000004655

ACCOUNT NO. : 072100000032

REFERENCE : 763800 9267A

AUTHORIZATION : *Patricia Pujat*

COST LIMIT : \$ 78.75

ORDER DATE : July 14, 2000

ORDER TIME : 10:11 AM

6000003322926--5

ORDER NO. : 763800-005

CUSTOMER NO: 9267A

CUSTOMER: Wm. Middlethon, Jr., Esq
William R. Middlelthon, Jr., esq

1441 Baracoa Avenue

Miami, FL 33146

DOMESTIC FILING

NAME: 163-167 MONROE DRIVE,
PLANTATION KEY, CONDOMINIUM
ASSOCIATION, INC.

EFFECTIVE DATE:

XX ARTICLES OF INCORPORATION
 CERTIFICATE OF LIMITED PARTNERSHIP
 ARTICLES OF ORGANIZATION

PLEASE RETURN THE FOLLOWING AS PROOF OF FILING:

XX CERTIFIED COPY
 PLAIN STAMPED COPY
 CERTIFICATE OF GOOD STANDING

CONTACT PERSON: Jeanine Reynolds - EXT. 1133

EXAMINER'S INITIALS: *JP*

DEPARTMENT OF STATE
DIVISION OF CORPORATIONS
TALLAHASSEE, FLORIDA

00 JUL 14 AM 10:47

RECEIVED

FILED
SECRETARY OF STATE
DIVISION OF CORPORATIONS
00 JUL 14 PM 12:35

00 JUL 14 PM 12:35

ARTICLES OF INCORPORATION
OF
163-167 MONROE DRIVE, PLANTATION KEY, 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 163-167 MONROE DRIVE, PLANTATION KEY, 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 3615 Anderson Road, Coral Gables, Florida 33134.

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 Monroe County, Florida, and known as 163-167 MONROE DRIVE, PLANTATION KEY, 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 3615 Anderson Road, Coral Gables, Florida 33134 and the name of the initial registered agent of this association at that address is JAMES L. RANKIN.

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:

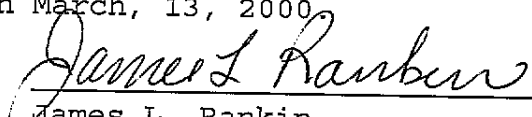
NAME	ADDRESS
James L. Rankin	3615 Anderson Road Coral Gables, Florida 33134
Carol Dominguez	3614 Monserrate Street Coral Gables, Florida 33134
Peter Kuch	12480 S.W. 80 th Avenue Miami, Florida 33156

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

NAME	ADDRESS
James L. Rankin	3615 Anderson Road Coral Gables, Florida 33134

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

IN WITNESS WHEREOF the undersigned incorporator has executed these articles of incorporation on March, 13, 2000


James L. Rankin
Incorporator

STATE OF FLORIDA

COUNTY OF MIAMI-DADE

Before me, the undersigned authority, personally appeared JAMES L. RANKIN, who is personally known to me and who was sworn and says that the foregoing is true.

Sworn to before me on March 13, 2000.



NOTARY PUBLIC -- STATE OF FLORIDA

Print Name: ... **WM. R. MIDDELTHON, JR.**

Commission No.:

My Commission Expires:

(Seal)

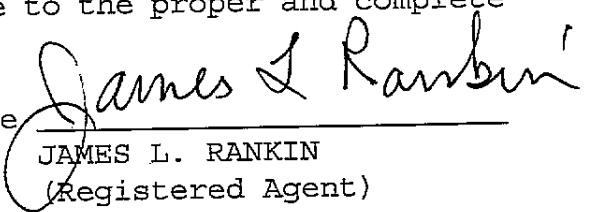


Wm. R. Middelthon, Jr.
MY COMMISSION # CC667728 EXPIRES
August 14, 2001
BONDED THRU TROY FAIR INSURANCE, INC.

ACCEPTANCE OF REGISTERED AGENT

Having been named as registered agent to accept service of process for 163-167 MONROE DRIVE, PLANTATION KEY, CONDOMINIUM ASSOCIATION, INC., at the place designated in these articles, I agree to act in this capacity and I further agree to comply with the provisions of all statutes relative to the proper and complete performance of my duties.

Signature


JAMES L. RANKIN
(Registered Agent)

July 11, 2000

FILED
SECRETARY OF STATE
DIVISION OF CORPORATIONS
00 JUL 14 PM 12:35