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FLORIDA NON-PROFIT CORPORATION

FLORIDA STATE COUNCIL OF CONDOMINIUMS, INC.

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**ARTICLES OF INCORPORATION
OF**

FLORIDA STATE COUNCIL OF CONDOMINIUMS, INC.

The undersigned, for the purpose of forming a not-for-profit corporation under Chapter 617, Florida Statutes, does hereby adopt the following Articles of Incorporation:

ARTICLE I: NAME

The name of the corporation is Florida State Council of Condominiums, Inc.

ARTICLE II: PRINCIPAL OFFICE

The principal place of business and mailing address of the corporation is 230-174th Street, Suite #305, Sunny Isles Beach, Florida 33160.

ARTICLE III: PURPOSE

Community organization for education of condominium dwellers. No part of the net earnings of the corporation shall inure to any individual members of the corporation. No substantial part of the activities of the corporation shall not participate in, or intervene in any political campaign on behalf of, or in opposition to, any candidate for public office.

ARTICLE IV: REGISTERED AGENT

The street address of the initial registered office of this Corporation is s230-174th Street, Suite #305, Sunny Isles Beach, Florida 33160; and the name of the initial registered agent at that address is HENRY B. KAY, PRESIDENT.

ARTICLE V: QUALIFICATION

The qualifications for members and the manner of their admission are stated in the By-Laws of the corporation.

ARTICLE VII: INITIAL BOARD OF DIRECTORS

The number of persons constituting the Board of Directors of the corporation is initially three. The manner in which the directors are elected is stated in the corporate bylaws. The name and address of each person who is to serve as a member of the initial Board of Directors is

- Henry Kay, President - 230-174th Street, #305, Sunny Isles Beach, Florida 33160
- Bernard Miller, Treasurer - 5555 Collins Avenue, #12R, Miami Beach, Florida 33140
- Crag O'rear, Secretary - 7330 Ocean Terrace #2704, Miami Beach, Florida 33141

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Sol Kadin, Vice President - 965 79th Terrace, Miami Beach, Florida 33141
Jose Duran, 2nd Vice President - 2655 Collins Avenue, #1711, Miami Beach, Florida 33140

ARTICLE VIII: NON-STOCK BASIS

The corporation is organized under a non-stock basis.

ARTICLE IX: DISSOLUTION

In the event of dissolution, the residual assets of the corporation will be turned over to one or more organizations which themselves are exempt as organizations described in section 501(c) (3) and 170 (c) (2) of the Internal Revenue Code of 1954 or corresponding sections of any prior or future law, or to the Federal, State or local government for exclusive public purpose.

ARTICLE X: INCORPORATOR

The name and address of the incorporator of these Articles of Incorporation is HENRY B. KAY, PRESIDENT 230-174th Street, #305, Sunny Isles Beach, Florida 33160.

ARTICLE XI: AMENDMENTS

The corporation reserves the right to amend or repeal any provisions of these Articles of Incorporation, or any amendment(s) thereto.

ARTICLE XII: CORPORATE POWERS

The corporate powers of this corporation are as provided in section 617.0302, Florida Statutes.

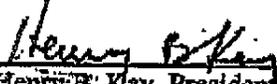
ARTICLE XIII: INDEMNIFICATION

This Corporation shall indemnify, defend, save and hold harmless and insure its officers and directors to the fullest extent permitted by law either now or hereinafter.

ARTICLE XIV: PERPETUAL EXISTENCE

This Corporation shall have perpetual existence unless sooner dissolved as provided by law.

The undersigned incorporator has executed these Articles of Incorporation this 21 day of July, 2001.


Henry B. Kay, President
Incorporator

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ACCEPTANCE OF APPOINTMENT
OF
REGISTERED AGENT

The undersigned hereby accepts the appointment as registered agent contained in the foregoing Articles of Incorporation.

Henry B Kay
HENRY B) KAY, PRESIDENT

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