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FLORIDA NON-PROFIT CORPORATION

VIZCAYA VILLAS AT PALM AVENUE CONDOMINIUM ASSOCIA

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**ARTICLES OF INCORPORATION
OF
VIZCAYA VILLAS AT PALM AVENUE 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 **VIZCAYA VILLAS AT PALM AVENUE CONDOMINIUM ASSOCIATION, INC.** For convenience, the corporation shall be referred to in this instrument as the "Association", the Articles of Incorporation, as the "Articles", and the By-Laws of the Association, as the "By-Laws".

The street address of the initial principal office of the Association is 1800 West 49th Street, Suite 134, Hialeah, Florida 33012.

ARTICLE II - TERM AND 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 Miami-Dade County, Florida, and known as **VIZCAYA VILLAS AT PALM AVENUE**, 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 By-Laws.

ARTICLE V - INITIAL REGISTERED OFFICE AND REGISTERED AGENT

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The street address of the initial registered office of this Association is 1800 West 49th Street, Suite 134, Hialeah, Florida 33012, and the name of the initial registered agent of this Association at that address is **HOMERO CRUZ**.

ARTICLE VI - BOARD OF DIRECTORS

The number of persons constituting the first Board of Directors shall be four and their names and addresses are as follows:

NAME	ADDRESS
JESUS MONTESANO	1800 West 49 th Street, Suite 134, Hialeah, FL 33012
MIGUEL CHAMAH	1800 West 49 th Street, Suite 134, Hialeah, FL 33012
HOMERO CRUZ	1800 West 49 th Street, Suite 134, Hialeah, FL 33012
GUILLERMO M. ESCALONA	1800 West 49 th Street, Suite 134, Hialeah, FL 33012

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

NAME	ADDRESS
JESUS MONTESANO	1800 West 49 th Street, Suite 134, Hialeah, FL 33012
MIGUEL CHAMAH	1800 West 49 th Street, Suite 134, Hialeah, FL 33012
HOMERO CRUZ	1800 West 49 th Street, Suite 134, Hialeah, FL 33012
GUILLERMO M. ESCALONA	1800 West 49 th Street, Suite 134, Hialeah, FL 33012

The method of election of Directors is provided in the By-Laws.

IN WITNESS WHEREOF the undersigned incorporators have executed these Articles of Incorporation on August 21, 2002.


JESUS MONTESANO - Incorporator


MIGUEL CHAMAH - Incorporator


HOMERO CRUZ - Incorporator


GUILLERMO M. ESCALONA - Incorporator

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STATE OF FLORIDA)
) SS:
COUNTY OF MIAMI-DADE)

BEFORE ME, the undersigned authority, personally appeared JESUS MONTESANO, MIGUEL CHAMAH, HOMERO CRUZ, and GUILLERMO M. ESCALONA, who are personally known to me/produced Drivers' License as identification, and who were sworn and say the foregoing is true.

SWORN TO before me on the 21st day of August, 2002.



Priscilla Noalla
NOTARY PUBLIC
My Commission Expires _____
Print type or stamp name of Notary Public
Personally known For I.D. IT
Type of I.D. produced: _____

ACCEPTANCE OF REGISTERED AGENT

Having been named as registered agent to accept service of process for VIZCAYA VILLAS AT PALM AVENUE 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.

Homero Cruz
HOMERO CRUZ
Registered Agent

August 21, 2002

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