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## FLORIDA NON-PROFIT CORPORATION

### SUNTREE-VIERA PROFESSIONAL CENTER CONDOMINIUM ASSOCI

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HUBBARD 284670

**ARTICLES OF INCORPORATION OF SUNTREE-VIERA PROFESSIONAL  
CENTER 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 SUNTREE-VIERA PROFESSIONAL CENTER 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  
Highway A1A, Suite 101, Indian Harbour Beach, Florida 32937.

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**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 Brevard County, Florida, and known as Suntree-Viera Professional Center, 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 2801 Ocean Drive, Suite 204, Vero Beach, Florida 32963 and the name of the initial registered agent of this association at that address is Barry G. Segal, Esquire.

HUBBARD 284670

## 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  |
|-------------------|--|
| Dr. Wayne Kearney | 2179 Julian Avenue N.E.<br>Palm Bay, Florida 32905                   |
| Kyle Militano     | 2194 Highway A1A<br>Suite 101<br>Indian Harbour Beach, Florida 32937 |
| Barry G. Segal    | 2801 Ocean Drive<br>Suite 204<br>Vero Beach, Florida 32963           |

## ARTICLE VI. OFFICERS

The persons constituting the first officers names and addresses are as follows:

| NAME  | ADDRESS  |
|---|--|
| Dr. Wayne Kearney; President                            | 2179 Julian Avenue N.E.<br>Palm Bay, Florida 32905                   |
| Kyle Militano, Vice President,<br>Secretary & Treasurer | 2194 Highway A1A<br>Suite 101<br>Indian Harbour Beach, Florida 32937 |

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

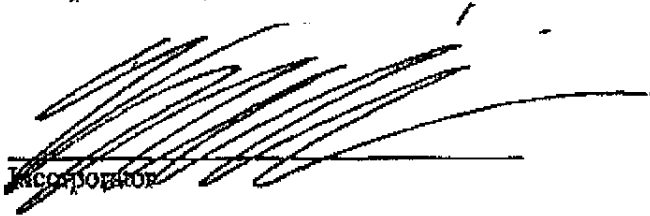
| NAME          | ADDRESS  |
|---------------|--|
| Kyle Militano | 2194 Highway A1A<br>Suite 101<br>Indian Harbour Beach, Florida 32937 |

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

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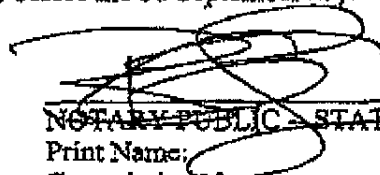
IN WITNESS WHEREOF the undersigned incorporators have executed these articles of incorporation on September 25, 2003.

  
Incorporator

STATE OF FLORIDA  
COUNTY OF INDIAN RIVER

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

Sworn to before me on September 25, 2003.

  
NOTARY PUBLIC - STATE OF FLORIDA  
Print Name:  
Commission No.:  
My commission expires:

(Seal)

ACCEPTANCE OF REGISTERED AGENT

Having been named as registered agent to accept service of process for Suntree-Viera Professional Center 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  
(Registered Agent)  
September 25, 2003

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