

APR 21 2004 3:07
Division of Corporations

CT CORPORATION

APR 21 2004 1:07

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Florida Department of State
Division of Corporations
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FLORIDA NON-PROFIT CORPORATION

Triest at Boca Raton Neighborhood Association, Inc.

Certificate of Status	0
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APR-21-2004 13:07

CT CORPORATION

P.02/02

ARTICLES OF INCORPORATION

In Compliance with Chapter 617, F.S., (Not for Profit)

ARTICLE I NAME

The name of the corporation shall be:

Triest at Boca Raton Neighborhood Association, Inc.

ARTICLE II PRINCIPAL OFFICE

The principal place of business and mailing address of this corporation shall be:

16450 Lyons Road, Delray Beach, FL 33446

ARTICLE III PURPOSE

The purpose for which the corporation is organized is:

The purpose of Triest at Boca Raton Neighborhood Association, Inc. (the "Association") is to maintain, regulate, and administer the common elements and/or community facilities for the use, benefit and enjoyment of members of the Association. In addition, the Association shall collect the necessary revenues to effectuate the management and maintenance of the common elements and/or community facilities. The Association does not contemplate pecuniary gain or profit to its members.

ARTICLE IV MANNER OF ELECTION

The manner in which the directors are elected or appointed:

Until the Turnover Date, the Developer shall have the unrestricted power to appoint all Directors of Association. From and after the Turnover Date, or such earlier date determined by Developer in its sole and absolute discretion, the Members shall elect all Directors of Association at or in conjunction with the Annual Members Meeting of the Members.

ARTICLE V INITIAL DIRECTORS AND/OR OFFICERS

List name(s), address(es) and specific title(s):

Joseph Pease - President: 16450 Lyons Road, Delray Beach, FL 33446

Jeff Alexander - Vice President: 16450 Lyons Road, Delray Beach, FL 33446

Jay Bailyn - Secretary: 16450 Lyons Road, Delray Beach, FL 33446

ARTICLE VI INITIAL REGISTERED AGENT AND STREET ADDRESS

The name and Florida street address of the registered agent is:

C T Corporation System
c/o C T Corporation System
1200 South Pine Island Road
Plantation, Florida 33324

ARTICLE VII INCORPORATOR

The name and address of the incorporator is:

Deborah Young, 3103 Philmont Avenue, Huntingdon Valley, PA 19006

Having been named as registered agent to accept service of process for the above stated corporation at the place designated in this certificate, I am familiar with and accept the appointment as registered agent and agree to act in this capacity.

C T Corporation System

By: ANN J. WILLIAMS
Signature/Registered Agent

ANN J. WILLIAMS
Assistant Vice President

4-21-04
Date

Deborah Young
Signature/Incorporator
Deborah Young

4/1/04
Date