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(Requestor's Name)

(Address)

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(City/State/Zip/Phone #)

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(Business Entity Name)

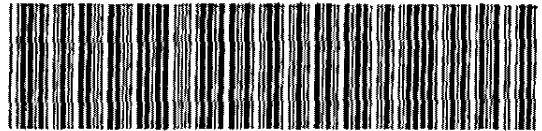
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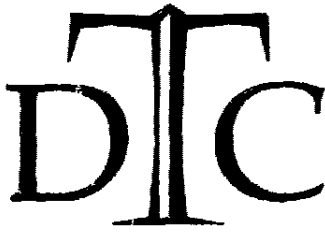
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SECRETARY OF STATE
TALLAHASSEE, FLORIDA

06 JUN -3 AM 11:10

FILED



Diane Tolbert Covan

Attorney at Law
NY & FL Bars

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Key West, FL 33040
Telephone: 305/293-1118
Facsimile: 305/296-1266
Email: Covan@covanlaw.com

May 28, 2004

Florida Department of State
Division of Corporations
P.O. Box 6327
Tallahassee, FL 32314

RE: Conch Row Condominium Association, Inc.

Dear Sir/Madam:

Please find enclosed Articles of Incorporation (and one copy for certification) for the above referenced entity. Also enclosed is a check in the amount of \$78.75 which represents the filing fee and certificate fee. Thank you.

Sincerely,



DIANE TOLBERT COVAN

DTC/mkt
Enclosures

ARTICLES OF INCORPORATION
OF
CONCH ROW CONDOMINIUM ASSOCIATION, INC.

A FLORIDA CORPORATION - NOT FOR PROFIT

ARTICLE I. NAME AND ADDRESS

The name of this corporation is Conch Row 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 33 Boulder Drive, Key West, FL 33040.

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, of Florida, and known as CONCH ROW CONDOMINIUM, 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 regulated by the bylaws.

ARTICLE V. INITIAL REGISTERED OFFICE
AND REGISTERED AGENT

The street address of the initial registered office of this association is 1901 Fogarty Avenue, Suite 1, Key West, FL 33040 and the name of the initial registered agent of this association at that address is Diane Tolbert Covan.

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TALLAHASSEE, FLORIDA

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 |
|---------------------|--|
| Susan L. Johnson | 33 Boulder Drive, Key West, FL 33040 |
| Margarita Villoch | 33 Boulder Drive, Key West, FL 33040 |
| Diane Tolbert Covan | 1901 Fogarty Avenue, #1, Key West Fl 33040 |

The names and addresses of the incorporator to these articles is as follows:

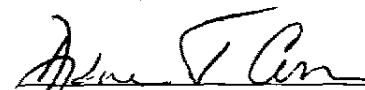
| NAME | ADDRESS |
|----------------------|--|
| Diane T. Covan, Esq. | 1901 Fogarty Avenue, Suite 1, Key West, FL 33040 |

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

IN WITNESS WHEREOF the undersigned incorporator has executed these articles of incorporation on May 28, 2004.


Diane T. Covan, Esq.
Incorporator

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.



Signature/Registered Agent Diane T. Covan, Esq.

5-28-04

Date