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FLORIDA NON-PROFIT CORPORATION

BELLA VISTA CONDOMINIUM, INC.

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ARTICLES OF INCORPORATION
OF
BELLA VISTA CONDOMINIUM, INC.
A FLORIDA CORPORATION NOT FOR PROFIT

ARTICLE I

The name of this corporation is, "BELLA VISTA CONDOMINIUM, INC.," whose principal office and mailing address is located at Post Office Box 7407, Daytona Beach Shores, Florida 32116-7407. The registered office address is 3343 S. Atlantic Avenue, Daytona Beach Shores, Florida 32118.

ARTICLE II

The duration of the Corporation is perpetual.

ARTICLE III

This corporation is not authorized to issue stock.

ARTICLE IV

The purpose for which this corporation is organized is to provide an entity for the management and operation of Marbella, a Condominium to be created in accordance with the provisions of the Condominium Act and to be located at 2515 S. Atlantic Avenue, Daytona Beach Shores, Florida 32118, Florida (hereinafter the "Condominium").

ARTICLE V

In accordance with Section 617.0203, Florida Statutes, the date when corporation existence shall commence is the date filing of these Articles of Incorporation.

ARTICLE VI

All owners of record of title in fee simple to a Unit in the Condominium shall, by virtue of such ownership, be members of this corporation. Membership shall terminate upon the alienation of such ownership interests.

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ARTICLE VII

The Corporation shall have all of the powers enumerated in: (a) Chapter 718, Florida Statutes (the Condominium Act); and (b) Chapter 617, Florida Statutes, to the extent that such powers are consistent with the provisions of Chapter 718.

ARTICLE VIII

The incorporator is 3343 Atlantic Avenue, LLC, a Florida limited liability company, whose address is Post Office Box 7407, Daytona Beach Shores, Florida 32116-7407.

ARTICLE IX

The initial Board of Directors shall consist of three (3) people. The names and addresses of the initial director is as follows:

<u>Name</u>		<u>Address</u>
Douglas M. Cook	President	P.O. Box 7407 Daytona Beach Shores, FL 32116
Sandra Cook	Vice-President	P.O. Box 7407 Daytona Beach Shores, FL 32116
Larry Motsinger	Secretary	P.O. Box 7407 Daytona Beach Shores, FL 32116

Subsequent Boards of Directors shall be constituted and elected as set forth in the By-Laws of the Corporation. All directors, other than the initial director, shall be members of the Corporation.

ARTICLE X

The officers of the corporation shall be elected by the Board of Directors in accordance with provisions of the By-Laws of the Corporation.

ARTICLE XI

The Corporation shall indemnify each officer and Director, including former Officers and Directors, to the full extent permitted by law.

ARTICLE XII

The By-Laws of the Corporation shall be adopted by the initial Board of directors and may

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thereafter be amended in accordance with the provisions thereof.

ARTICLE XIII

On all matters upon which the members of the Corporation shall be entitled to vote under the By-Laws, there shall be one vote for each Unit in the Condominium, which vote shall be cast as provided for in the By-Laws.

ARTICLE XIV

The Corporation reserves the right to amend or repeal any provisions contained in these Articles of Incorporation or any amendment to them, and any right conferred upon the members is subject to this reservation.

ARTICLE XV

The initial registered office of the Corporation shall be located at ²⁵¹⁵ S. Atlantic Avenue, Daytona Beach Shores, Florida 32118; and the initial registered agent shall be Douglas M. Cook, at that address.

IN WITNESS WHEREOF, the undersigned subscriber has executed these Articles of Incorporation this _____ day of _____, 2004.



Douglas M. Cook, Incorporator

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CERTIFICATE OF DESIGNATION

REGISTERED AGENT/REGISTERED OFFICE

Pursuant to the provisions of Section 607.0501, Florida Statutes, the mentioned corporation organized under the laws of the State of Florida, submits the following statement in designating the registered office/registered agent, in the State of Florida.

1. The name of the corporation is

BELLA VISTA CONDOMINIUM, INC.

2. The name and address of the registered agent and registered office is:

Douglas M. Cook
2515 S Atlantic Avenue
Daytona Beach Shores, FL 32118

HAVING BEEN NAMED AS REGISTERED AGENT AND TO ACCEPT SERVICE OF PROCESS FOR THE ABOVE-STATED CORPORATION AT THE PLACE DESIGNATED IN THIS CERTIFICATE, I HEREBY ACCEPT THE APPOINTMENT AS REGISTERED AGENT AND AGREE TO ACT IN THIS CAPACITY. I FURTHER AGREE TO COMPLY WITH THE PROVISIONS OF ALL STATUTES RELATING TO THE PROPER AND COMPLETE PERFORMANCE OF MY DUTIES, AND I AM FAMILIAR WITH AND ACCEPT THE OBLIGATIONS OF MY POSITION AS REGISTERED AGENT.



DOUGLAS M. COOK

SECRETARY OF STATE
TALLAHASSEE, FLORIDA

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