

**Electronic Articles of Incorporation
For**

N04000007060
FILED
July 20, 2004
Sec. Of State
Ipooe

VIRGINIA PALMS A CONDOMINIUM, INC.

The undersigned incorporator, for the purpose of forming a Florida not-for-profit corporation, hereby adopts the following Articles of Incorporation:

Article I

The name of the corporation is:

VIRGINIA PALMS A CONDOMINIUM, INC.

Article II

The principal place of business address:

3038-40 VIRGINIA ST
MIAMI, FL. US 33133

The mailing address of the corporation is:

3038-40 VIRGINIA ST
MIAMI, FL. US 33133

Article III

The specific purpose for which this corporation is organized is:

HOMEOWNERS ASSOCIATION

Article IV

The manner in which directors are elected or appointed is:

ELECTED BY MEMBERS

Article V

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

CONSULTING SERVICES OF SOUTH FLORIDA, INC.
2588 SW 27TH AVE
MIAMI, FL. 33133

I certify that I am familiar with and accept the responsibilities of registered agent.

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Registered Agent Signature: ANTONIO GARCIA

Article VI

The name and address of the incorporator is:

LAZARO RODRIGUEZ
3038-40 VIRGINIA ST
MIAMI, FL 33133

Incorporator Signature: LAZARO RONDRIGUEZ

Article VII

The initial officer(s) and/or director(s) of the corporation is/are:

Title: P
LAZARO RODRIGUEZ
3038-40 VIRGINIA ST
MIAMI, FL. 33133 US

Title: VP
JOSE NIEVES
301 E SHORE DR
MIAMI, FL. 33133

Title: T
DENNIS NIEVES
181 S SHORE DR
MIAMI, FL. 33133 US

Article VIII

The effective date for this corporation shall be:

07/19/2004