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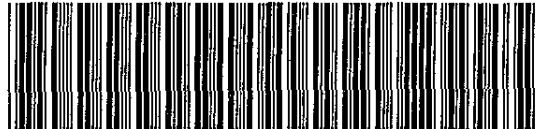
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LAW OFFICE

**DAVID J. HEekin, P.A.**

8705 PERIMETER PARK BOULEVARD, SUITE 1, JACKSONVILLE, FLORIDA 32216  
TEL (904) 998-9733 TOLL (866) 998-9733  
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September 7, 2004

*VIA UPS OVERNIGHT MAIL*

Department of State  
Division of Corporations  
409 East Gaines Street  
Tallahassee, Florida 32399

**Re: OCEAN POINTE A1A CONDOMINIUM ASSOCIATION, INC.**

Ladies and Gentlemen:

Enclosed please find for filing an original copy of the Articles of Incorporation of the above-referenced corporation.

Also enclosed is a check in the amount of \$70.00 to cover the following filing fees:

Filing Fee	\$35.00
Designation of Registered Agent	<u>\$35.00</u>
Total	\$70.00

If you have any questions concerning this filing, please feel free to call my office. Thank you very much for your assistance in this matter.

Yours truly,



David J. Heekin, Esq.

Enclosures

**ARTICLES OF INCORPORATION  
OF  
OCEAN POINTE A1A CONDOMINIUM ASSOCIATION, INC.**

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DIVISION OF CORPORATIONS  
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The undersigned, for the purpose of forming a corporation not for profit under the laws of Florida, adopts the following Articles of Incorporation.

**ARTICLE I**

**NAME AND ADDRESS**

Section 1.1 **Name.** The name of the corporation is Ocean Pointe A1A Condominium Association, Inc.

Section 1.2 **Address.** The principal office and mailing address of the corporation shall be 1236 North First Street, Jacksonville Beach, Florida 32250

**ARTICLE II**

**PURPOSE; DURATION**

Section 2.1 **Purpose.** The purpose of this corporation is to operate the office condominium known as Ocean Pointe A1A Condominium (the "Condominium") located at Jacksonville Beach, Duval County, Florida, in accordance with the Declaration of Condominium of Ocean Pointe A1A Condominium (the "Declaration," which shall include the original recorded Declaration and all modifications or supplements thereto), the Florida Condominium Act (Chapter 718, Florida Statutes and any successor or replacement thereof, however numbered or named) and the various administrative rules and court decisions implementing or interpreting that Act which are in force as of the date of the event or occurrence that gives rise to their application (which rules and decisions, along with the Condominium Act itself, are collectively referred to herein as the "Condominium Laws"). To the extent these Articles of Incorporation conflict with or are silent on a point covered by the Declaration or the Condominium Laws, the terms of the Condominium Laws and then the Declaration (in that order of priority) shall control.

Section 2.2 **Duration.** This corporation shall exist perpetually. Corporate existence shall commence on the date these Articles are filed by the Department of State of Florida.

**ARTICLE III**

**MEMBERSHIP**

Section 3.1 **Qualification of Members.** The members (or "owners") of this corporation shall be the owners of the residential units (the "Units") in the Condominium, with one membership interest for every Unit owned.

Section 3.2 **Restrictions on Transfer of Membership.** The ownership of each member's interest in this corporation shall pass with title to the Unit to which it relates, and may not be separately

transferred or encumbered. There are substantial restrictions on the sale or transfer of the Units contained in the Declaration, to which reference is made for a complete statement of those restrictions.

#### ARTICLE IV

##### INITIAL REGISTERED OFFICE AND AGENT

**Section 4.1 Name and Address.** The street address of the initial registered office of this corporation is 8705 Perimeter Park Boulevard, Suite 1, Jacksonville, Florida 32216, and the name of the initial registered agent of this corporation at that address is David J. Heekin, Esq.

**Section 4.2 Acceptance by Registered Agent.** By executing these Articles as incorporator, the registered agent hereby accepts his appointment and agrees to act in this capacity and to comply with the provisions of the Florida Statutes governing same.

#### ARTICLE V

##### DIRECTORS AND OFFICERS

**Section 5.1 Number of Directors.** This corporation shall have two (2) directors initially. Once the developer of the Condominium has transferred control of the corporation to the Unit owners other than the developer, the number of directors may be increased or decreased by the owners, subject to any restrictions contained in Chapter 617, Florida Statutes or the Condominium Laws. The directors shall be elected as provided in the bylaws of this corporation.

**Section 5.2 Initial Directors.** The name and street address of the member of the first board of directors of the corporation is:

<u>Name</u>	<u>Address</u>
Bhagirath Bhikha	1236 North First Street Jacksonville Beach, Florida 32250
Sunil Bhikha	1236 North First Street Jacksonville Beach, Florida 32250

Section 5.3 **Initial Officers.** The officers of the corporation who shall hold office until their successors are elected pursuant to these Articles of Incorporation and the Bylaws, and have qualified, shall be the following:

President:	Bhagirath Bhikha
Secretary:	Sunil Bhikha
Treasurer:	Sunil Bhikha

Section 5.4 **Compensation.** Unless expressly provided by majority vote of the owners of this corporation, neither the board of directors nor the officers of the corporation shall receive any compensation for their services as such.

Section 5.5 **Indemnification.** The corporation shall indemnify its directors and officers to the fullest extent permitted by law.

## ARTICLE VI

### BYLAWS

Section 6.1 **Bylaws.** The initial bylaws of this corporation shall be adopted by the board of directors. Bylaws shall be adopted, altered, amended or repealed from time to time by either the owners or the board of directors as specified in the Declaration or the Condominium Laws, but the board of directors shall not alter, amend or repeal any bylaw adopted by the owners if the owners specifically provide that such bylaw is not subject to amendment or repeal by the board of directors.

## ARTICLE VII

### INCORPORATOR

Section 7.1 **Name and Address.** The name and street address of the incorporator of this corporation are:

<u>Name</u>	<u>Address</u>
David J. Heekin, Esq.	8705 Perimeter Park Boulevard, Suite 1 Jacksonville, Florida 32216

IN WITNESS WHEREOF, the undersigned has executed these Articles of Incorporation as the incorporator and initial registered agent of the corporation this 24 day of August, 2004.

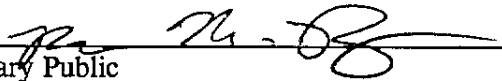


David J. Heekin, Esq.

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STATE OF FLORIDA  
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 24 day of August, 2004, by David J. Heekin, who is personally known to me or has produced \_\_\_\_\_ as proof of identification. \_\_\_\_\_

  
\_\_\_\_\_  
Notary Public  
Printed Name \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_

