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FLORIDA NON-PROFIT CORPORATION

Las Olas River House Condominium Association, Inc.

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FLORIDA DEPARTMENT OF STATE

Glenda E. Hood
Secretary of State

September 21, 2004

C T CORPORATION SYSTEM

SUBJECT: LAS OLAS RIVER HOUSE CONDOMINIUM ASSOCIATION, INC.
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Dorine Martin
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FAX Aud. #: H04000187779
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*Added on
Article I*

ARTICLES OF INCORPORATION

OF

**LAS OLAS RIVER HOUSE CONDOMINIUM
ASSOCIATION, INC.**

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

**ARTICLE I.
NAME OF CORPORATION**

The name of his corporation shall be LAS OLAS RIVER HOUSE CONDOMINIUM ASSOCIATION, INC. (the "Association"). The principal office and mailing address of the Association shall be 200 East Las Olas Boulevard, Suite 1660, Fort Lauderdale, Florida 33301.

**ARTICLE II.
GENERAL NATURE OF BUSINESS**

The general nature of the business to be conducted by the Association shall be the operation and management of the affairs and property of the Condominium known as Las Olas River House, a Condominium (the "Condominium"), located in Broward County, Florida, and to perform all acts provided in the Declaration of Condominium of said Condominium (the "Declaration") and the Condominium Act (all capitalized terms used but not otherwise defined herein shall have the meaning ascribed to such term in the Declaration).

**ARTICLE III.
POWERS**

The Association shall have all of the statutory powers of a corporation not for profit and all of the powers and duties set forth in the Condominium Act, the Declaration, these Articles and the Bylaws. The Association may enter into lease agreements and may acquire and enter into agreements acquiring leaseholds, memberships and other possessory or use interests for terms up to and including 99 years, whether or not contiguous to the lands of the Condominium, intended to provide for the enjoyment, recreation or other use or benefit of the members; including, but not limited to, the leasing of recreation areas and facilities. The Association may contract for the management and maintenance of the Condominium Property and authorize a management agent to assist the Association in carrying out its powers and duties by performing such functions as the submission of proposals, collection of Assessments, preparation of records, enforcement of rules and maintenance, repair and replacement of the Common Elements with such funds as shall be made available by the Association for such purposes. The Association may contract for and acquire one or more Units within the Condominium it operates, for such purposes that are not in conflict with the Declaration, these Articles of Incorporation or the Bylaws, including for the purposes of providing a Unit(s) for the manager(s) of the

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Condominium which the Association operates, which shall include the power to assume or grant a mortgage encumbering the Unit(s) acquired by the Association. The Association may obtain loans for purposes of meeting the financial needs of running the Condominium it operates, and as security therefor, pledge the income from Assessments collected from Owners. The Association and its officers shall, however, retain at all times the powers and duties granted by the Condominium Act, including, but not limited to, the making of Assessments, promulgation of rules and execution of contracts on behalf of the Association.

ARTICLE IV. **MEMBERS**

All persons owning a vested present interest in the fee title to any of the Units of the Condominium as evidenced by a duly recorded proper instrument in the Public Records of Broward County, Florida, shall be members of the Association. Membership shall terminate automatically and immediately as a member's vested interest in the fee title in a Unit terminates, except that upon termination of the entire Condominium, the membership shall consist of those who were members at the time of each conveyance of the respective Units to the trustee as provided in said Declaration. In the event a Unit is owned by a legal entity other than a natural person, the officer, director, or other official so designated by such legal entity shall exercise such Owner's membership rights.

After the Association approves of a conveyance of a Unit as provided in the Declaration or after the Association is notified of a conveyance of a Commercial or Roof Unit as provided in the Declaration, the change of membership in the Association shall be evidenced in the Association records by delivery to the secretary of the Association of a certified copy of a deed or other instrument of conveyance.

ARTICLE V. **VOTING RIGHTS**

Each Residential Unit, each Roof Unit, and each Commercial Unit shall be entitled to one vote per each Unit at Association meetings. In the event of a joint ownership of a Unit, the vote to which that Unit is entitled shall be apportioned among the Owners as their interest may appear, or may be exercised by one of such joint Owners by the remainder of the joint Owners filing a Voting Certificate with the secretary of the Association.

ARTICLE VI. **INCOME DISTRIBUTION**

No part of the income of the Association shall be distributed to its members, except as compensation for services rendered.

ARTICLE VII. **EXISTENCE**

The Association shall exist perpetually unless dissolved according to law.

ARTICLE VIII
REGISTERED OFFICE AND REGISTERED AGENT

The initial registered office of the Association shall be at 1200 South Pine Island Road, Plantation, Florida 33324. The initial registered agent of the Association shall be CT Corporation System.

ARTICLE IX
NUMBER OF DIRECTORS

The business of the Association shall be conducted by a Board of Directors which shall consist of three (3) persons before the Turnover Date and of five (5) persons after the Turnover Date.

ARTICLE X
FIRST BOARD OF DIRECTORS AND OFFICERS

The names and post office addresses of the members of the first Board of Directors and officers, all of whom shall hold office until their successors are duly elected and qualified, are as follows:

<u>NAME</u>	<u>OFFICE</u>	<u>ADDRESS</u>
Ron A. Medalie	President/Treasurer	200 East Las Olas Blvd.
Charles D. Rubenstein	Vice President	Suite 1660
Richard Schaffer	Secretary	Fort Lauderdale, FL 33301

ARTICLE XI
INDEMNIFICATION OF OFFICERS AND DIRECTORS

A. **Indemnity.** The Association shall indemnify any person who was or is a party or is threatened to be made a party to any threatened, pending or contemplated action, suit or proceedings, whether civil, criminal, administrative or investigative, by reason of the fact that he is or was a director, employee, officer or agent of the Association, against expenses (including attorneys' fees and appellate attorneys' fees), judgments, fines and amounts paid in settlement actually and reasonably incurred by him in connection with such action, suit or proceedings, unless (i) a court of competent jurisdiction determines, after all available appeals have been exhausted or not pursued by the proposed indemnitee, that he did not act in good faith, nor in a manner he reasonably believed to be in or not opposed to the best interest of the Association, and, with respect to any criminal action or proceeding, that he had reasonable cause to believe his conduct was unlawful, and (ii) such court further specifically determines that indemnification should be denied. The termination of any action, suit or proceedings by judgment, order, settlement, conviction or upon a plea of nolo contendere or its equivalent shall not, of itself,

create a presumption that the person did not act in good faith and in a manner which he reasonably believed to be in or not opposed to the best interest of the Association, and, with respect to any criminal action or proceeding, had reasonable cause to believe that his conduct was unlawful.

B. Expenses. To the extent that a director, officer, employee or agent of the Association has been successful on the merits or otherwise in defense of any action, suit or proceeding referred to in ARTICLE XI above, or in defense of any claim, issue or matter therein, he shall be indemnified against expenses (including attorneys' fees and appellate attorneys' fees) actually and reasonably incurred by him in connection therewith.

C. Advances. Expenses incurred in defending a civil or criminal action, suit or proceeding shall be paid by the Association in advance of the final disposition of such action, suit or proceedings upon receipt of an undertaking by or on behalf of the affected director, officer, employee or agent to repay such amount unless it shall ultimately be determined that he is entitled to be indemnified by the Association as authorized in this ARTICLE XI.

D. Miscellaneous. The indemnification provided by this ARTICLE XI shall not be deemed exclusive of any other rights to which those seeking indemnification may be entitled under any bylaw, agreement, vote of members or otherwise, and shall continue as to a person who has ceased to be a director, officer, employee or agent and shall inure to the benefit of the heirs and personal representatives of such person.

E. Insurance. The Association shall have the power to purchase and maintain insurance on behalf of any person who is or was a director, officer, employee or agent of the Association, or is or was serving, at the request of the Association, as a director, officer, employee or agent of another corporation, partnership, joint venture, trust or other enterprise, against any liability asserted against him and incurred by him in any such capacity, or arising out of his status as such, whether or not the Association would have the power to indemnify him against such liability under the provisions of this Article.

F. Amendment. Anything to the contrary herein notwithstanding, the provisions of this ARTICLE XI may not be amended without the prior written consent of all persons whose interest would be adversely affected by such amendment.

ARTICLE XII RIGHTS OF DEVELOPER

Notwithstanding anything contained in these Articles of Incorporation, the Bylaws or the Declaration, ONE LAS OLAS, LTD., a Florida limited partnership, which is the Developer of the Condominium, shall have full right and authority to manage the affairs of, and the exclusive right to elect the directors of, the Association (who need not be Owners) until the following shall occur:

A. When fifteen percent (15%) or more of the Units that will be operated ultimately by the Association are conveyed to Owners other than Developer, such Owners (other than Developer) shall be entitled to elect not less than one-third (1/3) of the Board of Directors.

B. Owners other than Developer will be allowed to elect a majority of the Members of the Board of Directors and control the Association at whichever of the following times shall first occur (the "Turnover Date").

1. Three (3) years after Developer has sold fifty (50%) percent of the Units that will be ultimately operated by the Association;

2. Three (3) months after Developer has sold ninety (90%) percent of the Units that will be ultimately operated by the Association;

3. When all of the Units that will ultimately be operated by the Association have been completed and some of them have been sold and none of the others are being offered for sale by Developer in the ordinary course of business.

4. When Developer has sold some of the Units and none of the other Units are held by the Developer for sale in the ordinary course of business; or

5. Seven (7) years after recordation of the Declaration.

C. Developer shall be entitled to elect at least one (1) member of the Board of Directors as long as Developer holds at least five percent (5%) of the Units in the Condominium for sale in the ordinary course of business. So long as the Developer holds Units for sale in the ordinary course of business, none of the following actions may be taken without approval in writing by the Developer:

1. Assessment of the Developer as a Unit Owner for capital improvements.

2. Any action by the Association that would be detrimental to the sales of Units by the Developer. However, an increase in Assessments for Common Expenses without discrimination against the Developer shall not be deemed to be detrimental to the sales of Units.

D. On the Turnover Date, the Association shall execute in favor of the Developer a receipt and acknowledgment of all items delivered to the Association by the Developer and a commitment to maintain and operate all systems and equipment within the Condominium Property in accordance with the operating manuals and warranties therefor.

ARTICLE XIII BYLAWS

The first Bylaws of the Association shall be adopted by the Board of Directors and may be altered, amended or rescinded in the manner provided by the Bylaws.

ARTICLE XIV.
INCORPORATOR

The names and street addresses of the Incorporator of the Association is as follows:

Name**Address**

Franchesca Rhodis, Esquire

200 East Las Olas Blvd.
Suite 1660
Fort Lauderdale, FL 33301

ARTICLE XV.
AMENDMENTS

The Association reserves the right to amend, alter, change or repeal any provisions contained in these Articles of Incorporation by a simple majority vote of all voting rights of all members of the Association and all rights conferred upon the members herein are granted subject to this reservation. Notwithstanding the foregoing, no amendment to these Articles of Incorporation may be adopted which in any way alters or modifies the rights, obligations, benefits or provisions relating to any Commercial or Roof Unit or Owner thereof as the same are set forth herein, without the prior written consent thereto by the affected Owner.

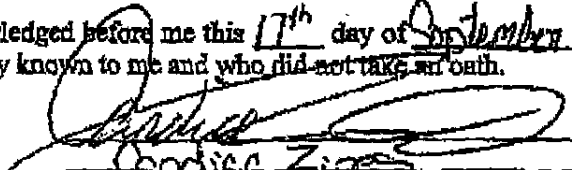
IN WITNESS WHEREOF, the undersigned incorporator has hereunto affixed his signature this 17th day of September, 2004.


Franchesca Rhodis, Incorporator

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me this 17th day of September, 2004, by Franchesca Rhodis, who is personally known to me and who did not take an oath.

 Candice Zipes
Commission #20035444
Expires June 30, 2005
Notary Public
Atlantic Banking Co., Inc.
(NOTARIAL SEAL)


(Print Name of Notary Public)
Notary Public - State of Florida
My Commission Expires: June 30 2005
Commission Number: 20035444

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CT CORPORATION

P.09

ACCEPTANCE BY REGISTERED AGENT

The undersigned hereby accepts the designation as registered agent of the foregoing corporation.

CT Corporation System

By: _____

Title: PETER F. SOUZA
ASSISTANT SECRETARY

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DIVISION OF INVESTIGATION