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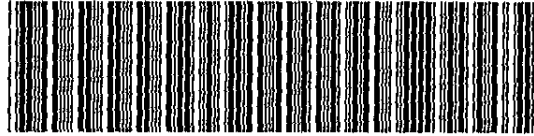
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TALLAHASSEE, FLORIDA

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WC



Attorney at Law
NY & FL Bars

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Key West, FL 33040
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October 13, 2004

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

RE: Hibiscus Court Condominium Association, Inc.
506 - 74th Street, Marathon, FL 33050

Dear Sir/Madam:

Enclosed please find the original and one copy of the Articles of Incorporation for the above stated entity. I also enclose a check in the amount of \$78.75 which represents the filing fee and certification of status. Please provide the original and one copy of the articles in the enclosed envelope. Thank you.

Sincerely,



DIANE TOLBERT COVAN

DTC/mkt
Enclosures

ARTICLES OF INCORPORATION
OF
HIBISCUS COURT CONDOMINIUM ASSOCIATION, INC.
A FLORIDA CORPORATION - NOT FOR PROFIT

ARTICLE I. NAME AND ADDRESS

The name of this corporation is **HIBISCUS COURT 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 544 Porter Lane, 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 Hibiscus Court 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, Florida 33040 and the name of the initial registered agent of this association at that address is Diane T. Covan, Esq..

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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 |
|----------------|------------------------------------------|
| Steve Cusimano | 544 Porter Lane, Key West, Florida 33040 |
| Jack Hornstein | 544 Porter Lane, Key West, Florida 33040 |
| William Ruiz | 544 Porter Lane, Key West, Florida 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.

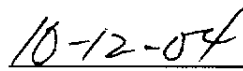
IN WITNESS WHEREOF the undersigned incorporator has executed these articles of incorporation on October 13, 2004.

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.



Date