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of Counsel
* also admitted in New York

January 12, 2005

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

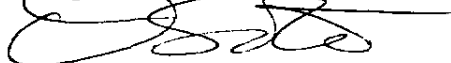
Re: Articles of Incorporation

To whom it may concern,

Enclosed please find our firms check in the amount of \$78.75 for the Articles of Incorporation for the filing of **LETO TOWNHOMES II CONDOMINIUM ASSOCIATION, INC.**

If you have any questions, please let me know.

Respectfully yours,



Oscar E. Soto, Esquire
For the firm

OES/ec

APPROVED
AND
FILED

05 JAN 18 PM 2:20

SECRETARY OF STATE
TALLAHASSEE, FLORIDA

ARTICLES OF INCORPORATION
OF
LETO TOWNHOMES II CONDOMINIUM ASSOCIATION, INC.

The undersigned, by these Articles associate themselves for the purpose of forming a corporation not for profit under Chapter 617, Florida Statutes, and certify as follows:

ARTICLE I. NAME

The name of the corporation shall be LETO TOWNHOMES II CONDOMINIUM ASSOCIATION, INC.

ARTICLE II. DURATION AND COMMENCEMENT OF EXISTENCE

The corporation is to have perpetual existence, commencing at the filing of these articles with the Department of State.

ARTICLE III. PURPOSE

The Association is organized for the purpose of providing an entity under the Florida Condominium Act for the operation of a condominium association located in Broward County, Florida, and is known as LETO TOWNHOMES II, a Condominium, to be created under the Declaration of Condominium.

ARTICLE IV. REGISTERED OFFICE AND REGISTERED AGENT

The street address of the initial registered office of the corporation in the State of Florida is 915 Middle River Drive, Suite 304, Fort Lauderdale, Florida 33304, and the initial registered agent of this corporation at such address is Oscar E. Soto.

Having been named as registered agent on whom process may be served for the above-styled corporation, at the place designated herein, I hereby accept said appointment as registered agent.


OSCAR E. SOTO, Registered Agent

ARTICLE V. INCORPORATOR'S

The names and addresses of the subscriber signing these Articles is set forth below:

Peter Leto, Sr., 3535 Broken Woods Drive, Coral Springs, Florida 33065

ARTICLE VI. PRINCIPAL OFFICE

The principal office of the corporation shall be located at 3535 Broken Woods Drive, Coral Springs, Florida 33065.

**ARTICLE VII. POWERS AND MANAGEMENT OF THE CORPORATION BY THE
BOARD OF DIRECTORS**

- A. All corporate powers shall be exercised under the authority of the Board of Directors and the business and affairs of this corporation shall be managed under the direction of the Board of Directors.
- B. The Association shall have all the common law and statutory powers of a corporation not for profit not in conflict with the terms of these Articles or the Declaration of Condominium of any condominium operated by this Association.
- C. To enforce by legal means the provisions of the Condominium Act, the Declaration of Condominium of any condominium operated by the Association, these Articles, the By-Laws of the Association and regulations for the use of the property of any condominium operated by the Association.

ARTICLE VIII. BY-LAWS

The power to adopt, alter, amend or repeal the by-laws shall be vested in the board of Directors.

ARTICLE IX. INITIAL BOARD OF DIRECTORS

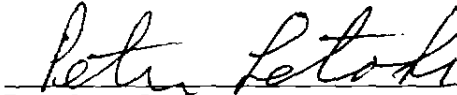
This corporation shall have three directors initially, The number of directors may be increased or decreased from time to time by the by-laws. The names and addresses of the initial directors of this corporation are:

- | | | |
|----|--------------------|-------------------------------------------------------|
| 1. | Peter Leto, Senior | 3535 Broken Woods Drive, Coral Springs, Florida 33065 |
| 2. | Peter Leto, Jr. | 3535 Broken Woods Drive, Coral Springs, Florida 33065 |
| 3. | Paul Leto | 3535 Broken Woods Drive, Coral Springs, Florida 33065 |

ARTICLE X. AMENDMENT

The corporation reserves the right to amend, alter, change or repeal any or all of the provisions contained in these Articles of Incorporation or any amendment hereto, in the manner now or hereafter prescribed by Statute, and any or all rights conferred upon the Board of Directors herein granted as subject to this reservation.

IN WITNESS WHEREOF, the undersigned incorporator has executed these Articles of Incorporation in Broward County, Florida, for the uses and purposes aforesaid, this 12th day of January 2005.


Peter Leto, Sr.