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Diane Tolbert Covan

Attorney at Law
NY & FL Bars

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February 1, 2005

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

RE: Fogarty Corner Condominium Association, Inc.

Dear Sir/Madam:

Please find enclosed Articles of Incorporation (and one copy for certification) for the above referenced entity. Also enclosed is a check in the amount of \$78.75 which represents the filing fee and certificate fee. Thank you.

Sincerely,



DIANE TOLBERT COVAN

DTC/mkt
Enclosures

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SECRETARY OF STATE
DIVISION OF CORPORATIONS
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ARTICLES OF INCORPORATION
OF
FOGARTY CORNER CONDOMINIUM ASSOCIATION, INC.
A FLORIDA CORPORATION – NOT FOR PROFIT

ARTICLE I. NAME AND ADDRESS

The name of this corporation is Fogarty Corner 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 1830 Fogarty Avenue, #1, 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 FOGARTY CORNER CONDOMINIUM, a 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, FL 33040 and the name of the initial registered agent of this association at that address is Diane Tolbert Covan.

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
Raymond Victor Caputo	1830 Fogarty Avenue #1, Key West, FL 33040
Denise M. Caputo	1830 Fogarty Avenue, #1, Key West, FL 33040
Diane T. Covan	1901 Fogarty Avenue, #1, Key West, FL 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 February 1, 2005.


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.

2-3-05
Date