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ARNALDO VÉLEZ, P.A.

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February 18, 2005

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

RE: Coconut Townvillas Condominium Association, Inc.
A Florida Nonprofit Corporation

Gentlemen:

Enclosed is our firm's check in the sum of \$78.75 representing the filing fee for the above corporation. Please return a certified copy of the articles in the enclosed, self-addressed stamped envelope provided for your convenience.

Very truly yours,


ARNALDO VÉLEZ

AV/gv
Enclosure

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CLERK OF DISTRICT COURT
JUDICIAL CIRCUIT IN AND FOR
THE NINTH JUDICIAL CIRCUIT
TALLAHASSEE, FLORIDA

ARTICLES OF INCORPORATION

OF

COCONUT TOWNVILLAS CONDOMINIUM ASSOCIATION, INC.

A Florida Nonprofit Corporation

ARTICLE 1.

NAME.

The name of the Corporation is:

Coconut Townvillas Condominium Association, Inc.

ARTICLE 2.

DURATION.

The duration of the Corporation is perpetual.

ARTICLE 3.

PURPOSES.

The purpose of the Corporation is as follows:

A. This Corporation is a not-for-profit corporation organized under Chapter 617, Florida Statutes. It is not organized for the private gain of any person. The specific purposes of this corporation are (State specific purposes including limitations required by IRS).

B. To exercise all rights and powers conferred by the laws of the State of Florida upon nonprofit corporations.

C. Provided, however, that the Corporation shall not engage in any action which is not permitted to be carried on by nonprofit corporations under the Internal Revenue Code and no part of the net earnings of the Corporation shall inure to the benefit of or be distributable to its members, directors or officers; but the Corporation shall be authorized and empowered to pay reasonable compensation to these people for services rendered, and to make payments and distributions in furtherance of its stated purposes.

ARTICLE 4.

MEMBERS. The Corporation shall have Voting Members, who shall be elected (and may be removed) by the Voting Members, and who shall have all the rights and privileges of members of the Corporation. The Bylaws may provide for Nonvoting Members of one or more classes, who shall be admitted in such manner and who shall have such rights and privileges as are set forth in the Bylaws, but who shall not have the right to vote. The name and address of each initial Voting Member is as follows:

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MIAMI, FLORIDA

Name:	Address:
Jorge Rizo	2665 South Bayshore Drive, Suite 200 Miami, FL 33133
Otto Travieso	2665 South Bayshore Drive, Suite 200 Miami, FL 33133
Eduardo Garcia	2665 South Bayshore Drive, Suite 200 Miami, FL 33133

ARTICLE 5.

INITIAL REGISTERED AGENT AND OFFICE. The initial registered agent is Otto Travieso, and the initial registered office is 2970 S.W. 30 Court, Coral Gables, FL 33133.

ARTICLE 6.

INITIAL BOARD OF DIRECTORS. The initial Board of Directors shall have 6 members whose names and addresses are:

Name:	Address:
Jorge Rizo	2665 South Bayshore Drive, Suite 200 Miami, FL 33133
Otto Travieso	2665 South Bayshore Drive, Suite 200 Miami, FL 33133
Eduardo Garcia	2665 South Bayshore Drive, Suite 200 Miami, FL 33133

The number of directors may be raised or lowered by amendment of the bylaws but shall in no case be less than three.

ARTICLE 7.

OFFICERS. The officers of the Corporation shall consist of a President, Vice President, Secretary, and Treasurer. Other officers may be provided for in the Bylaws. Each Officer shall be elected by the Board of Directors (and may be removed by the Board of Directors) at such time and in such manner as may be prescribed by the Bylaws. The name and address of each initial Officer of the Corporation is as follows:

Title:	Name:	Address:
<i>President</i>	Otto Travieso	2665 South Bayshore Drive, Suite 200 Miami, FL 33133
<i>Vice President</i>	Jorge Rizo	2665 South Bayshore Drive, Suite 200 Miami, FL 33133
<i>Secretary/ Treasurer</i>	Eduardo Garcia	2665 South Bayshore Drive, Suite 200 Miami, FL 33133

ARTICLE 8.

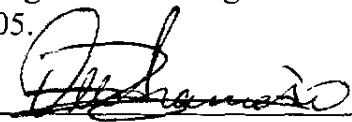
INCORPORATORS. The names and addresses of the incorporator of this corporation is:

Name:	Address:
Otto Travieso	2665 South Bayshore Drive, Suite 200 Miami, FL 33133

ARTICLE 9.

NONSTOCK BASIS. The Corporation is organized (and shall be operated on a nonstock basis within the meaning of the Florida Not For Profit Corporation Act, and shall not have the power to issue shares of any type or class of stock, but may issue membership certificates if so provided in the bylaws.

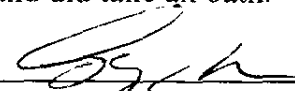
IN WITNESS WHEREOF, the undersigned have signed these Articles of Incorporation on this 16th day of February, 2005.



OTTO TRAVIESO

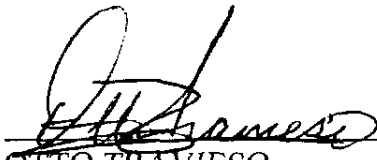
STATE OF FLORIDA)
 :
COUNTY OF MIAMI-DADE)

The foregoing instrument was acknowledged before me this 16th day of February, 2005, by Otto Travieso, who is personally known to me and did take an oath.



Notary Public, State of Florida
My commission expires:

I accept designation as registered agent:


OTTO TRAVIESO

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