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FLORIDA NON-PROFIT CORPORATION

SEASIDE TOWNHOMES HOMEOWNER'S ASSOCIATION, INC.

Certificate of Status	0
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**ARTICLES OF INCORPORATION FOR
SEASIDE TOWNHOMES HOMEOWNER'S ASSOCIATION, INC.**

The undersigned incorporators, for the purpose of forming a not for profit corporation under the Florida Business Corporation Act, hereby adopt the following Articles of Incorporation.

**ARTICLE I
NAME**

The name of the corporation shall be **SEASIDE TOWNHOMES HOMEOWNER'S ASSOCIATION, INC.**

**ARTICLE II
DURATION**

The duration of the corporation shall be perpetual unless dissolved according to the laws of the State of Florida.

**ARTICLE III
PURPOSES**

The general nature, objects and purposes of the Association are:

- A. To cooperate with other associations responsible for administration of adjacent or contiguous properties in matters of common interest to the Association and such other associations and to contribute to such maintenance interests whether within or without the Property.
- B. To provide, purchase, acquire, replace, improve, maintain, operate and repair such buildings, structures, landscaping, paving and equipment, and to provide such other services for the benefit of the members of the Association, as the Board of Directors in its discretion determines necessary, appropriate, and/or convenient.
- C. To operate without profit for the sole and exclusive benefit of its Members.

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D. To perform all of the functions contemplated for the Association and undertaken by the Board of Directors pursuant to the terms and conditions of the Declaration.

E. Subject to the limitation that the corporation will not engage in any activity for the purpose of realizing pecuniary gain or profit for its members, the corporation shall have the power to transact any or all lawful business which a not for profit corporation may transact under applicable laws.

ARTICLE III GENERAL POWERS

The Association shall have all of the powers provided for in Chapter 617 and 720 of Florida Statutes, as amended from time to time, together with all other powers conferred by the Declaration, these Articles and/or the Bylaws, including but not limited the power to assess Members for the costs of performing Association duties and otherwise fulfilling its purposes, to maintain, repair, replace, operate and manage Common Area, to promulgate rules and regulations to effectuate the Association's purposes and to do any and all acts necessary or expedient for carrying out any and all of the activities, objects and purposes consistent with the provisions set forth in these Articles, the Declaration or the Bylaws and not prohibited by the laws of the State of Florida.

ARTICLE IV MEMBERS AND VOTING

The Association shall have two classes of voting members as follows:

Class A. Class A members shall be all owners owning Units, with the exception of the Declarant, and shall be entitled to one (1) vote for each Unit owned. When more than one person holds an interest in a given Unit, all such persons shall be members and the vote for such

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Unit shall be exercised as they may determine among themselves. In no event shall more than one (1) vote be cast with respect to any Unit owned by Class A members.

Class B. The Class B member shall be Declarant, who shall be entitled to exercise three (3) votes for each Unit owned. The Class B membership shall cease and be converted to Class A membership when : (1) the total votes outstanding in Class A membership equal or exceed the total votes outstanding in Class B membership; (2) on December 1, 2006; (3) when, in its discretion, the Declarant so determines; or (4) when Declarant no longer owns any portion of the property.

ARTICLE V PRINCIPAL OFFICE AND MAILING ADDRESS

The corporation's principal office and its mailing address shall be 2733 NE 26 Avenue, Ft. Lauderdale, FL 33306.

ARTICLE VI DIRECTORS

The corporation shall have two (2) Directors initially. The number of Directors may be increased or decreased from time to time by amendment, or in the manner provided in the By-Laws of the Corporation.

The names and addresses of each director is as follows:

Scott F. Novacek
2733 NE 26 Ave.
Ft. Lauderdale, FL 33306

Cindy Thorne-Novacek
2733 NE 26 Ave.
Ft. Lauderdale, FL 33306

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ARTICLE VII INCORPORATORS

The names and addresses of the incorporators to these Articles of Incorporation are;

Scott F. Novacek
2733 NE 26 Ave.
Ft. Lauderdale, FL 33306

Cindy Thorne-Novacek
2733 NE 26 Ave.
Ft. Lauderdale, FL 33306

ARTICLE VIII

The power to adopt, alter, amend or repeal the By-Laws shall be vested in the Board of Directors and the members as provided in the By-Laws.

ARTICLE IX INDEMNIFICATION

The Corporation shall indemnify, to the full extent permitted by law, any officer, director, employee or agent of the corporation, or any former officer, director, employee or agent of the Corporation.

ARTICLE X AMENDMENTS

This Corporation reserves the right to amend or repeal any provisions contained in these Articles of Incorporation, or any amendment thereto. Any amendment to these Articles may be made as provided under applicable law except that an amendment of the provisions of Article XI shall require the approval of the holders of 51 % of the total votes in each Class of Membership.

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**ARTICLE XI
REGISTERED AGENT**

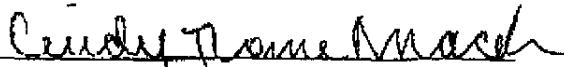
The name and address of this corporations initial registered agent is:

Daniel S. Carusi, P.A.
517 SW 1st Ave.
Ft. Lauderdale, FL 33301

IN WITNESS WHEREOF, the undersigned incorporators, have signed these Articles of Incorporation for the purpose of forming this not for profit corporation under the laws of the State of Florida, and they hereby make, subscribe, acknowledge and file in the office of the Secretary of the State of Florida, these Articles of Incorporation and certify that the facts herein stated are true, this 28 day of February, 2005.



Scott F. Novacek



Cindy Thorne-Novacek

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me this 28 day of February, 2005, by Scott F. Novacek and Cindy Thorne-Novacek, who are personally known to me or who have produced their driver's license as identification.



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**CERTIFICATE OF DESIGNATION OF
REGISTERED AGENT/REGISTERED OFFICE**

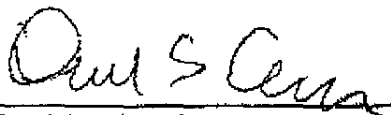
Pursuant to the provisions of Sections 601.0501, Florida Statutes, the undersigned corporation organized under the laws of the State of Florida, submits the following statement in designating the registered agent/registered office in the State of Florida.

1. The name of the corporation is SEASIDE TOWNHOMES HOMEOWNER'S ASSOCIATION, INC.

2. The name and address of the registered agent and office is:

Daniel S. Carusi, Esq.
517 SW 1st Ave.
Ft. Lauderdale, FL 33301

Having been named as registered agent and to accept service of process for the above stated corporation at the place designated in this certificate, I hereby accept the appointment as registered agent and agree to act in this capacity. I further agree to comply with the provisions of all statutes relating to the proper and complete performance of my duties, and I am familiar with and accept the obligations of my position as registered agent.


Daniel S. Carusi
Registered Agent

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