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WILLIAM T. PRESTON, P.A.

ATTORNEY AT LAW

ADMITTED TO PRACTICE IN VIRGINIA AND FLORIDA

March 11, 2005

Division of Corporations
Corporate Filing
FLORIDA DEPARTMENT OF STATE
P.O. Box 6327
Tallahassee, FL 32314

Re: **Articles of Incorporation and Certificate of Designation of Registered Agent
Village Street Condominium Association, Inc.**

Ladies and Gentlemen:

Kindly find enclosed for filing the following documents in connection with the above-referenced matter:

- Articles of Incorporation of Village Street Condominium Association, Inc.
- Certificate of Designation of Registered Agent/Registered Office
- Check in the amount of \$78.75 for filing fee and a certified copy

I have enclosed an envelope for your use in returning the documents should it be needed.

Thank you for your assistance with this matter. Should you have any questions, please feel free to contact my office.

With kind regards.

Respectfully,

William T. Preston/jaf

William T. Preston

WTP/jaf
Enclosures

C:\Ven's Legal\Corporations\Hubara, Yair\3.11.05 FL State ltr re filing for Condo Assoc.doc

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MAR 11 2005
PM 3:10
TALLAHASSEE, FL
CLERK OF COURT

**ARTICLES OF INCORPORATION
OF
VILLAGE STREET CONDOMINIUM ASSOCIATION, INC.**

I, the undersigned, YAIR HUBARA, being a natural person, for the purpose of forming a corporation under the "General Not-For-Profit Corporation Act" of the State of Florida, adopt the following articles of incorporation:

Article I

The name of the corporation is: VILLAGE STREET CONDOMINIUM ASSOCIATION, INC.

Article II

The period of duration of the corporation shall commence with the filing of these Articles of incorporation with the Secretary of State, Tallahassee, Florida. The Association shall exist in perpetuity.

Article III

The address of its initial registered office in the State of Florida is: **143 Canal Street, New Smyrna Beach, FL 32168**, and the name of its initial registered agent at that address is: **WILLIAM T. PRESTON, ESQ.**

Article IV

The first board of directors shall be three (3) in number, their names and addresses being as follows:

- | | |
|----------------------------|--|
| 1. Yair Hubara | 240 E. 82nd Street, New York, NY 10028 |
| 2. Eileen Tassitano | 139 Mello Lane, Toms River, NJ 08753 |
| 3. Yoram Enten | 25 Via Del Corso, Palm Beach Gardens, FL 33418 |

Article V

The purposes for which the corporation is organized are: To maintain, operate and manage a condominium residential building and improvements situated at New Smyrna Beach, FL, and in furtherance of those purposes to exercise all the powers permitted to be exercised by not-for-profit corporations under the Florida General Not-For-Profit Corporation Act.

In addition, as it pertains to water management, The Association shall operate, maintain and manage the surface water or stormwater management system(s) in a manner consistent with the St. Johns River Water Management District requirements and applicable District rules, and shall assist in the enforcement of the Declaration of Covenants and Restrictions which relate to the surface water or storm water management system.

The Association shall levy and collect adequate assessments against members of the Association for the costs of maintenance and operation of the surface water or stormwater management system.

Article VI

The members of the VILLAGE STREET CONDOMINIUM ASSOCIATION, INC. shall consist of the respective unit owners of the property located at 1003 Village Street, New Smyrna Beach, FL 32168 in accordance with the respective percentages of ownership interest in the common elements of the property owned by the respective unit owners, as these terms are defined in the declaration of condominium ownership for the VILLAGE STREET CONDOMINIUM ASSOCIATION, INC., which declaration will be recorded in the office of the Recorder of Deeds of Volusia County, Florida.

Article VII

The membership of each unit owner shall terminate when he or she ceases to be a unit owner, and upon the sale, transfer or other disposition of his or her ownership interest in the property, his or her membership in the association shall automatically be transferred to the new unit owner succeeding to the ownership interest.

Article VIII

The aggregate number of votes for all unit owners shall be 100, which shall be divided among the respective unit owners in accordance with their respective percentages of ownership interest in the common elements. If any unit owner consists of more than one person, the voting right of the unit owner shall not be divided but shall be exercised as if the unit owner consisted of only one person in accordance with the proxy or other designation made by the persons constituting the unit owner.

Article IX

A quorum of unit owners for any meeting shall be constituted by unit owners represented in person or by proxy and holding 30% of the votes entitled to be cast at the meeting.

Article X

In the event of termination, dissolution or final liquidation of the Association, the responsibility for the operation and maintenance of the surface water or stormwater management system must be transferred to and accepted by an entity which would comply with Section 40C-42.027, F.A.C., and be approved by the St. Johns River Water Management District prior to such termination, dissolution or liquidation.



Incorporator

State of Florida)
) ss
County of Volusia)

I, Jennifer A. Farrington, a notary public certify that on 3/10/05 [Date], the above personally appeared before me and being first duly sworn by me severally acknowledged that he signed the above document in the respective capacities set forth and declared that the statements contained in the document are true.

In witness of these things, I have set my hand and seal the day and year written above.

Jennifer A. Farrington, Notary Public



Jennifer A. Farrington
Commission #DD291811
Expires: Feb 17, 2008
Bonded Thru
Atlantic Bonding Co., Inc.

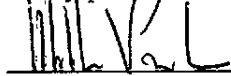
**CERTIFICATE OF DESIGNATION OF
REGISTERED AGENT/REGISTERED OFFICE**

UNDER THE PROVISIONS OF F.S. 607.0501, THE UNDERSIGNED CORPORATION, ORGANIZED UNDER THE LAWS OF THE STATE OF FLORIDA, SUBMITS THE FOLLOWING STATEMENT IN DESIGNATING THE REGISTERED OFFICE/REGISTERED AGENT IN THE STATE OF FLORIDA.

1. The name of the corporation is: VILLAGE STREET CONDOMINIUM ASSOCIATION, INC.
2. The name and address of the registered agent and office is:

William T. Preston
143 Canal Street
New Smyrna Beach, Florida 32168

Having been named as registered agent and to accept service of process for the above-named corporation at the place designated in this certificate, I 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.



William T. Preston

State of Florida)
) ss
County of Volusia)

I, Jennifer A. Farrington, a notary public certify that on 3/10/05 [Date], the above personally appeared before me and being first duly sworn by me severally acknowledged that he signed the above document in the respective capacities set forth and declared that the statements contained in the document are true.

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NOTARY PUBLIC
STATE OF FLORIDA