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2005 JUL 13 P 9 28
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

FILED

TRANSMITTAL MEMO

State of Florida
Department of State
Division of Corporations
P.O. Box 6327
Tallahassee, FL 32304

SUBJECT:

FROM:

Patricia O'Rourke
600 N.E. 8th Street
Pompano Beach, FL 33060

*maureen
Orago
Orlando Direct.*

For further information concerning this matter, please call Patricia O'Rourke at 954/815-3288

Enclosed are an original and two (2) copies of the Articles of Incorporation and a check for:

\$84.75 for :Filing Fee (35), Certificate of Status (5), Registered Agent Fee (35) & Certified Copy (9.75)

ARTICLES OF INCORPORATION
OF
PINE CREST PARK CONDOMINIUM ASSOCIATION, INC.

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2005 JUL 13 P 9:28
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

In compliance with the requirements of F.S. Chapter 617, the undersigned hereby acts as an incorporator in adopting and filing the following articles of incorporation for the purpose of organizing a not for profit corporation.

ARTICLE I
NAME

The name of the Corporation is: **PINE CREST PARK CONDOMINIUM ASSOCIATION, INC.** For convenience the corporation shall be referred to in this instrument as the "Association."

ARTICLE II
ADDRESS

The street address of the principal office of the Corporation is: 600 N.E. 8th Street, Pompano Beach, FL 33060.

ARTICLE III
PURPOSE

- A. The Corporation is formed for the non-profit purpose of providing an entity pursuant to the Condominium Act, Chapter 718, Florida Statutes, for the operation of PINE CREST PARK, A CONDOMINIUM, to be located in Broward County, Florida..
- B. The Association shall make no distributions of income to its members, directors or officers.
- C. The Association shall not issue shares of stock.

ARTICLE IV
BOARD OF DIRECTORS

- A. The affairs of the Association shall be managed by a Board of Directors. The initial Board of Directors designated by the Sponsor shall consist of three Directors. Each Director shall be either a person designated by the Sponsor or a person entitled to cast a vote as or for a member of the Association, except as otherwise provided herein or in the By-Laws.
- B. Members of the Board of Directors shall be elected at the annual meeting of the

Association members in the manner specified in the By-Laws. Directors may be removed and vacancies on the Board of Directors shall be filled in the manner provided by the By-Laws.

C. The Directors named in these Articles shall serve until the first election of Directors, and any vacancies in their number occurring prior to the first election shall be filled by the remaining Directors or by the Sponsor. The first election of Directors shall occur when unit owners other than the Sponsor are entitled to elect Directors under the Condominium Act. Subsequent elections shall be held in conformity with the requirements of the Condominium Act and as set forth in the By-Laws of the Association.

ARTICLE V INITIAL OFFICERS AND DIRECTORS

A. The affairs of the Association shall be administered by the Officers of the Association, consisting of a President, one or more Vice-Presidents, a Secretary and a Treasurer. The officers shall be elected by the Board of Directors at the annual meeting of the Association. The names and addresses of the initial officers who shall serve until their successors are elected by the Board of Directors are as follows:

President: Helene Ann Downs, 600 N.E. 8 St., Pompano Beach, FL 33060

Vice-President: Patricia O'Rourke, 600 N.E. 8 St., Pompano Beach, FL 33060

Secretary: Patricia O'Rourke, 600 N.E. 8 St., Pompano Beach, FL 33060

Treasurer: Jean Schalk, 600 N.E. 8 St., Pompano Beach, FL 33060

B. The names and addresses of the members of the first Board of Directors, who shall hold office until their successors are elected and have qualified, or until removed, are as follows:

Name	Address
Helene Ann Downs	600 N.E. 8 St., Pompano Beach, FL 33060
Patricia A. O'Rourke	600 N.E. 8 St., Pompano Beach, FL 33060
Jean L. Schalk	600 N.E. 8 St., Pompano Beach, FL 33060

ARTICLE VI REGISTERED AGENT AND OFFICE

The initial street address of the Corporation's registered office is: 600 N.E. 8 St., Pompano Beach, FL 33060. The initial registered agent for the Corporation at that address is: Patricia O'Rourke.

ARTICLE VII INCORPORATOR

The name and street address of the person signing these articles of incorporation is:

Name

Address

Patricia O'Rourke

600 N.E. 8 St., Pompano Beach, FL 33060

ARTICLE VIII POWERS

The powers of the Association shall include and be governed by the following provisions:

- A. The Association shall have all of the common law and statutory powers of a corporation not-for-profit which are not in conflict with the terms of these Articles.
- B. The Association shall engage in no activity unrelated to the purpose for which it is organized, being to manage, operate, maintain and replace the common elements of the condominium property and to operate the condominium in accordance with the Declaration of Condominium.
- C. Except as otherwise limited by these Articles, the Association shall have all of the powers and duties set forth in the Condominium Act (except, to the extent allowed by law, as limited by these Articles and the Declaration of Condominium) and all of the powers and duties reasonably necessary to operate the condominium pursuant to the Declaration as it may be amended from time to time.
- D. The Association shall have the power to purchase a unit or units in the condominium and to hold, lease, mortgage and convey the same.

ARTICLE IX MEMBERS

- A. The members of the Association shall consist of all of the record owners of units in the condominium, and after termination of the condominium shall consist of those who are members at the time of such termination and their successors and assigns.
- B. Change of membership in this Association shall be established by recording in the Public Records of Broward County, Florida, a deed or other instrument establishing a record title to a unit in the condominium and the delivery to the Association of a copy of such instrument. The owner designated by such instrument thus becomes a member of the Association and the membership of the prior owner is terminated.

C. The share of a member in the funds and assets of the Association cannot be assigned, hypothecated or transferred in any manner, except as an appurtenance to his unit.

D. The owner of each Unit shall be entitled to one vote for each Unit that owner owns, except there shall be no vote for any Unit owned by the Association. The manner of exercising voting rights shall be determined by the By-Laws of the Association.

E. The name and address of the initial member of the Association is as follows:

PINE CREST PARK, INC., 600 N.E. 8 St., Pompano Beach, FL 33060

ARTICLE X INDEMNIFICATION AND INSURANCE

Every director and every officer of the Association shall be indemnified by the Association against all expenses and liabilities, including attorney's fees, reasonably incurred by or imposed upon him in connection with any proceeding or any settlement of any proceeding to which he may be a party or in which he may become involved by reason of his being or having been a director or officer of the Association, whether or not he is a director or officer at the time such expenses are incurred, except when the director or officer is adjudged guilty of willful misfeasance or malfeasance in the performance of his duties. The foregoing right of indemnification shall be in addition to and not exclusive of all other rights to which such directors or officers may be entitled.

The Board of Directors may, and shall if reasonably available, purchase liability insurance to insure all directors and officers, past and present, against all expenses and liabilities as set forth above. The premiums for such insurance shall be paid by the Unit Owners of the Condominium as a part of the Common Expenses.

ARTICLE XI BY-LAWS

The first By-Laws of the Association shall be adopted by the Board of Directors and may be altered, amended or rescinded by a majority of the Board of Directors.

ARTICLE XII AMENDMENTS

Amendments to the Articles of Incorporation shall be proposed and adopted in the manner provided by law. No amendment shall make any changes in the qualifications for

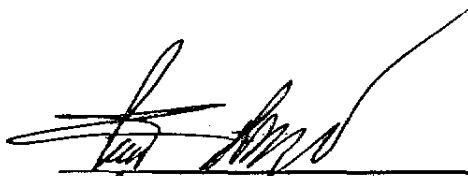
membership nor the voting rights of members without approval in writing by all members and the written consent of all record owners of mortgages upon units within the Condominium. No amendment shall be made that is in conflict with the Condominium Act or the Declaration of Condominium. A copy of each amendment shall be certified by the Secretary of State, State of Florida, and be recorded in the Public Records of Broward County, Florida.

FILED

2005 JUL 13 PM 9:28

SECRETARY OF STATE
TALLAHASSEE, FLORIDA

IN WITNESS WHEREOF, the undersigned incorporators have executed these articles of incorporation.


Patricia O'Rourke
Incorporator

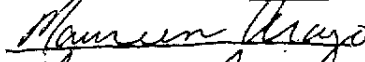
7/7/05
Date

STATE OF FLORIDA
COUNTY OF BROWARD

BEFORE ME, personally appeared PATRICIA O'ROURKE, to me well known and known to me to be the person described in and who executed the foregoing ARTICLES OF INCORPORATION, and acknowledged to and before me that she executed said instrument for the purposes therein expressed.

WITNESSED my hand and official seal, this 7th day of July, A.D., 2005, in the aforesaid County and State.

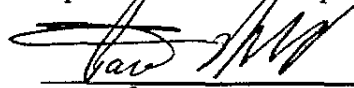
ACCEPTANCE OF REGISTERED AGENT


Maureen Arago
NOTARY PUBLIC



Maureen Arago
MY COMMISSION # DD098952 EXPIRES
April 15, 2006
BONDED THRU TROY FAIN INSURANCE, INC.

Having been named to accept service of process for PINE CREST PARK CONDOMINIUM ASSOCIATION, INC. at the place designated in the Articles of Incorporation, the undersigned is familiar with and accepts the obligations of that position pursuant to F.S. Chapter 617.


Patricia O'Rourke
Registered Agent

7/7/05
Date