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FLORIDA NON-PROFIT CORPORATION

LA CABANA CONDOMINIUM ASSOCIATION, INC.

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**ARTICLES OF INCORPORATION
OF
LA CABANA CONDOMINIUM ASSOCIATION, INC.**

(A Corporation Not for Profit)

In order to form a non-profit corporation in accordance with the laws of the State of Florida, the undersigned, acting as incorporator of a non-profit corporation under Chapter 617 of the Florida Statutes, does hereby adopt the following Articles of Incorporation for such corporation:

ARTICLE I

The name of the corporation is LA CABANA CONDOMINIUM ASSOCIATION, INC., a Florida corporation not for profit (hereinafter referred to as the "Association"), and the street address and mailing address of the initial principal office are: 3617 Hudson Lane, Tampa, Florida 33618.

ARTICLE II

The specific primary purposes for which the Association is formed are to provide for maintenance, preservation, and operation of the condominium and common elements within a certain tract of real property described in that certain Declaration of Condominium of La Cabana, a Condominium (the "Declaration"), and to promote the health, safety, and welfare of the residents within such condominium, and such additions thereto as may hereafter be brought within the jurisdiction of the Association for such purposes.

In furtherance of such purposes, the Association shall have the power to:

A. Perform all of the duties and obligations of the Association as set forth in the Declaration applicable to the condominium and to be recorded in the Public Records of Pinellas County, Florida;

B. Affix, levy, collect and enforce payment by any lawful means of all charges and assessments pursuant to the terms of the Declaration; and pay all expenses in connection therewith, and all office and other expenses incidental to the conduct of the business of the Association, including all licenses, taxes, or governmental charges levied on or imposed against the property of the Association;

C. Borrow money for the direct benefit of the Association (except that no funds shall be borrowed for operating expenses) and, subject to the consent by vote or written instrument of eighty percent (80%) of the full membership, mortgage, pledge, or hypothecate any or all of its real or personal property, if any, as security for money borrowed or debts incurred;

D. Dedicate, sell, or transfer all or any part of the common elements to any municipality, public agency, authority, or utility for such purposes and subject to such conditions as may be agreed upon by the members. No such dedication, conveyance, or

transfer shall be effective unless an instrument has been signed by all of the members, agreeing to such dedication, conveyance, sale, or transfer;

E. Annex additional residential property or common elements, provided that any annexation shall have the assent by vote or written instrument of eighty percent (80%) of the members;

F. To own and convey property, to establish rules and regulations, to assess members and to enforce assessments, to sue and to be sued, and to contract for services necessary to operate and maintain the storm water or surface water management system;

G. Have and exercise any and all powers, rights, and privileges that a non-profit corporation organized under Chapter 617 of the Florida Statutes by law may now or hereafter have or exercise.

The Association is organized and shall be operated exclusively for the purposes set forth above. The activities of the Association will be financed by periodic and special assessments against members as provided in the Declaration, and no part of any net earnings of the Association will inure to the benefit of any member.

ARTICLE III

Every person or entity who is a record owner of a fee simple interest in any condominium parcel as "Unit Owner" or "Owner of a Unit" as defined in Florida Statute 718.103(28) shall be a member of the Association and their membership shall automatically terminate when they are no longer a Unit Owner. If a member should transfer his Unit under the provisions of the Declaration, the grantee of such member will automatically acquire membership in the Association. Membership shall be appurtenant to and may not be separated from ownership of a condominium unit which is subject to assessment by the Association.

ARTICLE IV

The period of duration of the Association shall be perpetual.

ARTICLE V

The name and mailing address of the incorporator is:

Fernando Socias 15307 Eaton Court
Tampa, FL 33647

ARTICLE VI

The affairs of the Association shall initially be managed by a Board of four (4) Directors, and thereafter the Board of Directors shall consist of not less than three (3) Directors as elected as provided in the By-Laws of the Association. The President, Vice President, Secretary, and Treasurer of the Association shall be elected at the first meeting of the Board of Directors following each annual meeting of the members.

The names of the officers who are to serve until the first election are:

<u>Name</u>	<u>Office</u>
Fernando Socias	President
Robert G. Alvarez	Vice President
Ana Socias	Secretary
Kathy H. Alvarez	Treasurer

ARTICLE VII

The number of persons constituting the first Board of Directors of the Association shall be four (4), and thereafter not less than three (3) persons shall serve as Directors of the Association, and the names and addresses of the persons who shall serve as initial Directors until the first election are:

Fernando Socias	15307 Eaton Ct. Tampa, Florida 33647
Ana Socias	15307 Eaton Ct. Tampa, Florida 33647
Robert G. Alvarez	3418 W. Lykes Ave. Tampa, FL 33609
Kathy H. Alvarez	3418 W. Lykes Ave. Tampa, FL 33609

ARTICLE VIII

The By-Laws of the Association may be altered or rescinded at any annual meeting of the Association, or at any special meeting duly called for such purpose, as set out in the Declaration and By-Laws of the Association.

ARTICLE IX

Amendments to these Articles of Incorporation may be proposed by any member of the Association. These Articles may be amended at any annual meeting of the Association, or at any special meeting duly called and held for such purpose, as set out in the Declaration and By-Laws of the Association.

ARTICLE X

On dissolution, the assets of the Association shall be distributed to the owners in common elements, in the same undivided shares as each owner previously owned in the common elements, as set out in the Declaration and By-Laws of the Association, and as provided by law.

ARTICLE XI

REGISTERED AGENT AND REGISTERED ADDRESS: The initial registered agent for the corporation shall be Fernando Socias, and the initial registered office of the corporation shall be 3617 Hudson Lane, Tampa, FL 33618. The mailing address of the initial registered agent is 3617 Hudson Lane, Tampa, FL 33618.

ARTICLE XII

EFFECTIVE DATE: The effective date of this corporation shall be upon filing of these Articles with the Office of the Secretary of State of the State of Florida.

ARTICLE XIII

Each Director and Officer of this Association shall be indemnified by the Association against all costs and expenses reasonably incurred or imposed upon him in connection with or arising out of any action, suit, or proceeding in which he may be involved or to which he may be made a party by reason of his having been a Director or Officer of this Association, such expense to include the cost of reasonable settlements.

IN WITNESS WHEREOF, the undersigned incorporator has executed these Articles of Incorporation on this 20 day of September, 2005.



Fernando Socias


STATE OF FLORIDA)
COUNTY OF HILLSBOROUGH)

The foregoing instrument was acknowledged before me this 20 day of September 2005, by Fernando Socias, who is either personally known to me, or has produced a driver's license as identification.



Notary Public


My Commission expires: 12/03/05

 Alice G. Herrin
My Commission DD056901
Expires Dec 3, 2005

**CERTIFICATE DESIGNATING PLACE OF BUSINESS
OR DOMICILE FOR THE SERVICE OF PROCESS
WITHIN FLORIDA, NAMING AGENT
UPON WHOM SERVICE MAY BE SERVED**


The following is submitted in compliance with applicable Florida Statutes:

That LA CABANA CONDOMINIUM ASSOCIATION, INC., desiring to organize or qualify under the laws of the State of Florida, with its principal place of business at 3617 Hudson Lane, Tampa, Florida 33618, has named Fernando Socias, whose address is c/o 3617 Hudson Lane, Tampa, Florida 33618, as its agent to accept service of process within Florida. The agent's mailing address is 3617 Hudson Lane, Tampa, Florida 33618.



Fernando Socias
President
Date: 9/20/05

Having been named to accept service of process for the above-stated corporation, at the place designated in this Certificate, I hereby agree to act in this capacity, and I further agree to comply with the provisions of all Statutes relative to the proper and complete performance of my duties.



Signature of Resident Agent
Fernando Socias
Date: 9/20/05

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