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**ARTICLES OF INCORPORATION OF
2344 HANSEN LANE CONDOMINIUM, INC.**

The undersigned natural person, competent to contract, acting as incorporator of a corporation not-for-profit under Chapter 617 of the Florida Statutes, hereby adopts the following articles of incorporation.

**Article I
Name**

The name of this corporation is **2344 HANSEN LANE CONDOMINIUM, INC.**
310 West Jefferson Street
Tallahassee, FL 32301

**Article II
Purposes**

The purposes and objects of the corporation (also referred to as the "Association") are such as are authorized under Chapter 617 of the Florida Statutes and include providing for the maintenance, preservation, administration, and management of **2344 HANSEN LANE, A CONDOMINIUM**, a condominium under the Florida Condominium Act pursuant to that certain Declaration of Condominium (the "Declaration"), dated December 20, 2005, and recorded in Official Records Book 3425, Page 853, of the Public Records of Leon County, Florida.

The corporation is organized and operated solely for administrative and managerial purposes. It is not intended that the corporation show any net earnings, but no part of any net earnings that do occur shall inure to the benefit of any private member. If, in any taxable year, the net income of the corporation from all sources other than casualty insurance proceeds and other non-recurring items exceeds the sum of (1) total common expenses for which payment has been made or liability incurred within the taxable year, and (2) reasonable reserves for common expenses and other liabilities in the next succeeding taxable year, such excess shall be held by the corporation and used to reduce the amount of assessments that would otherwise be required in following years. For such purposes, each Unit Owner will be credited with the portion of any excess that is proportionate to his or her interest in the common elements of the condominium.

**Article III
Members**

Each condominium Unit shall have appurtenant to it a membership in the corporation, which membership shall be held by the person or entity, or in common by the persons or entities, owning such Unit; except that no person or entity holding title to a Unit as security for performance of an obligation shall acquire the membership appurtenant to a Unit by virtue of the title ownership. In no event may membership be severed from the Unit to which it is appurtenant.

Each membership in the corporation shall entitle the holder or holders of it to exercise that proportion of the total voting power of the corporation corresponding to the proportionate undivided interest in the common elements appurtenant to the Unit to which the membership corresponds, as established in the Declaration.

**Article IV
Initial Registered Office And Agent**

The street address of the initial registered office of the corporation is 310 West Jefferson Street, Tallahassee, Florida 32301. The name of the initial registered agent at said office is JEFFREY W. PEPPER.

**Article V
Incorporator**

The name and street address of the incorporator of the corporation is JEFFREY W. PEPPER, 310 West Jefferson Street, Tallahassee, Florida 32301.

**Article VI
Directors**

The number of persons constituting the first board of directors is one (1). The names and addresses of the directors who are to serve until the first annual meeting of the members or until their successors are elected and qualified are:

Name	Address
JEFFREY W. PEPPER	310 West Jefferson Street Tallahassee, Florida 32301

At the first annual meeting, or at a special meeting called prior to the first annual meeting, the members shall appoint two (2) directors as set forth in the Bylaws of the corporation, for a term set by the Bylaws.

**Article VII
Officers**

The affairs of the corporation are to be managed by a president and a secretary-treasurer, who will be appointed by and accountable to the Board of Directors, as set forth in the Bylaws.

**Article VIII
Bylaws**

The Bylaws regulating the operation of the corporation, as set forth in the Declaration, will be adopted by the Board of Directors at an organizational meeting following the filing of these articles.

**Article IX
Powers of Corporation**

To promote the health, safety, and welfare of the members of 2344 HANSEN LANE CONDOMINIUM, INC., the corporation may exercise all of the powers and perform all of the duties of the Association as set forth in the Declaration and in the Bylaws, as those documents may be amended from time to time, and to have all rights, privileges and powers which may be held or exercised by associations of unit owners under the Florida Condominium Act.

**Article X
Dissolution**

This corporation may be dissolved at any time with the written consent of all of its members. On dissolution, the assets of the corporation shall be dedicated to an appropriate municipality, public agency or authority to be used for purposes similar to those for which the corporation is organized. In the event such dedication is not accepted, such assets shall be conveyed or assigned to any nonprofit corporation, association, or other organization devoted to purposes similar to those for which this corporation is organized.

IN WITNESS WHEREOF, the undersigned, being the incorporator of this corporation, for the purpose of forming this corporation not-for-profit under the laws of the State of Florida, executed these articles of incorporation on December 20, 2005.



JEFFREY W. PEPPER, Incorporator

STATE OF FLORIDA
COUNTY OF LEON

The foregoing Articles of Incorporation of 2344 HANSEN LANE CONDOMINIUM, INC., were acknowledged before me by JEFFREY W. PEPPER, who is personally known to me, and is known to be the person described in and who executed the foregoing instrument; and he acknowledged before me that he executed said instrument for the purposes therein expressed.

WITNESS my hand and official seal, this 20th day of December, 2005.

Judith H. Quick

NOTARY PUBLIC



ACCEPTANCE OF APPOINTMENT AS REGISTERED AGENT

STATE OF FLORIDA
OFFICE OF THE SECRETARY OF STATE

The undersigned, having been designated as Agent for the service of process within the State of Florida, upon 2344 HANSEN LANE CONDOMINIUM, INC., a corporation organized under the laws of the State of Florida, does hereby accept the appointment as such agent for the above-named corporation.

IN WITNESS WHEREOF, the name of said registered agent is hereunto affixed at Tallahassee, Leon County, Florida, this 20th day of December, 2005.



JEFFREY W. PEPPER