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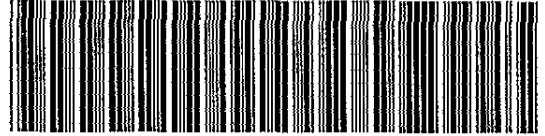
(Business Entity Name)

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SECRETARY OF STATE
TALLAHASSEE, FLORIDA

2006 JAN 19 PH 2:52

FILED

T. Hampton JAN 25 2006

COVER LETTER

Department of State
Division of Corporations
P. O. Box 6327
Tallahassee, FL 32314

SUBJECT: New Park Towers Condominium Association Inc.
(PROPOSED CORPORATE NAME - MUST INCLUDE SUFFIX)

Enclosed is an original and one(1) copy of the Articles of Incorporation and a check for :

\$70.00
Filing Fee

\$78.75
Filing Fee &
Certificate of
Status

\$78.75
Filing Fee
& Certified Copy

\$87.50
Filing Fee,
Certified Copy
& Certificate

ADDITIONAL COPY REQUIRED

FROM: Mark D. Balzi Esq
Name (Printed or typed)

1929 Sunset Harbour Drive
Address

Miami Beach FL 33139
City, State & Zip

(305) 538-1765
Daytime Telephone number

NOTE: Please provide the original and one copy of the articles.

**ARTICLES OF INCORPORATION OF
NEW PARK TOWERS CONDOMINIUM ASSOCIATION, INC.
A NOT-FOR-PROFIT CORPORATION**

The undersigned incorporator, for the purpose of forming a not-for-profit corporation under the laws of the State of Florida, hereby adopts the following Articles of Incorporation:

**ARTICLE 1
NAME AND ADDRESS**

The name of the corporation shall be New Park Towers Condominium Association Inc., and its principal address is 2261 Sherman Circle South, Miramar, Florida 33025. The Corporation shall be referred to in this instrument as the ("Association").

**ARTICLE 2
PURPOSE**

The purpose for which the Association is organized is to provide an entity under the Florida Condominium Act as it exists on the date hereof ("Act") for the operation of that certain condominium located or to be located in Broward County, Florida, and known as New Park Towers Condominium. ("Condominium")

**ARTICLE 3
DEFINITIONS**

The terms used in these Articles shall have the same definitions and meanings as those set forth in the Declaration of Condominium ("Declaration") to be recorded in the Public Records of Broward County, Florida, unless herein provided to the contrary or unless the context otherwise requires.

**ARTICLE 4
POWERS**

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

- 4.1 General. The Association shall have all of the common-law and statutory powers of a not-for-profit corporation under the laws of Florida that are not in conflict with the provisions of these Articles, the Declaration, the Bylaws of the Association ("Bylaws"), or the Act.
- 4.2 Enumeration. The Association shall have the powers and duties set forth in the Act except as limited by these Articles, the Bylaws, and the Declaration (to the extent that they are not in conflict with the Act) and all of the powers and duties reasonably necessary to operate the Condominium under the Declaration and as more particularly described in the Bylaws, as they may be amended from time to time.

**ARTICLE 5
INITIAL BOARD OF DIRECTORS**

The management of the Association shall be vested in the Board of Directors ("Board"). The manner in which the Directors are to be elected or appointed is as set forth in the Bylaws. The name and address of each initial Director of the Association is as follows:

NAME

ADDRESS

Christine Sanchez de Matteis

2261 Sherman Circle South
Miramar, Florida 33025

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Lorenzo de Matteis

2261 Sherman Circle South
Miramar, Florida 33025

Alvaro A. Sanchez

2261 Sherman Circle South
Miramar, Florida 33025

**ARTICLE 6
TERM OF EXISTENCE**

The Association shall have perpetual existence.

**ARTICLE 7
INCORPORATOR**

The name and address of the Incorporator of the Association is Christine Sanchez de Matteis, whose address is 2261 Sherman Circle South, Miramar, Florida 33025.

**ARTICLE 8
OFFICERS**

The affairs of the Association shall be administered by the Officers holding the offices designated in the Bylaws. The Officers of the Association shall consist of President, Vice President, Secretary, Treasurer and such other Officers as the Board shall deem necessary or appropriate. The names and addresses of the initial Officers who shall serve until their successors are designated by the Board of Directors, in accordance with the ByLaws, are as follows:

Christine Sanchez de Matteis
President/Treasurer

2261 Sherman Circle South
Miramar, Florida 33025

Alvaro A. Sanchez
Vice President/Secretary

2261 Sherman Circle South
Miramar, Florida 33025

**ARTICLE 9
BYLAWS**

The first Bylaws of the Association shall be adopted by the Board of Directors and may be altered, amended, or rescinded in the manner provided in the Bylaws and the Declaration.

**ARTICLE 10
AMENDMENTS**

Amendments to these Articles shall be proposed and adopted in accordance with the Declaration of Condominium and ByLaws.

**ARTICLE 11
INITIAL REGISTERED OFFICE,
ADDRESS AND NAME OF REGISTERED AGENT**

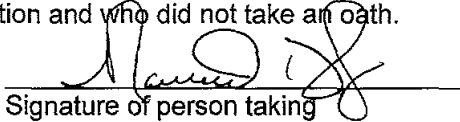
The initial registered office of this Corporation shall be at 2261 Sherman Circle South, Miramar, Florida 33025, with the privilege of having its office and branch offices at other places within or without the State of Florida. The initial registered agent of the Corporation shall be Christine Sanchez de Matteis who shall also be a resident agent, whose address is 2261 Sherman Circle South, Miramar, Florida 33025.

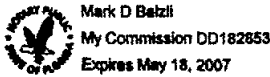
IN WITNESS WHEREOF, the Incorporator has affixed her signature the day and year set forth below.


Christine Sanchez de Matteis
2261 Sherman Circle South
Miramar, Florida 33025

STATE OF FLORIDA)
COUNTY OF Miami-DADE) SS.

The foregoing instrument was acknowledged before me on FEB 12, 2006 by Christine Sanchez de Matteis, who is personally known to me or who has produced DRIVER'S LIC as identification and who did not take an oath.


Signature of person taking acknowledgment



MARK D. BALZLI
Printed Name

Notary Public

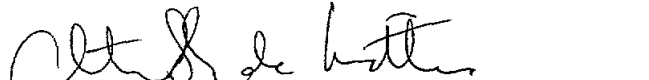
My commission expires:

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

In compliance with the laws of Florida, the following is submitted:

That desiring to organize under the laws of the state of Florida with its principal office, as indicated in the foregoing Articles of Incorporation, in the County of Broward, State of Florida, the corporation named in the said Articles has named Christine Sanchez de Matteis, whose address is 2261 Sherman Circle South, Miramar, Florida 33025, as its statutory registered agent.

Having been named the statutory agent of the corporation at the place designated in this certificate, I hereby accept the same and agree to act in this capacity and agree to comply with the provisions of Florida law relative to keeping the registered office open.


Christine Sanchez de Matteis, REGISTERED AGENT

DATED 1/12/06