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Account Name : LEOPOLD KORN & LEOPOLD, P.A.
Account Number : I20010000025
Phone : (305) 935-3500
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FLORIDA PROFIT/NON PROFIT CORPORATION

PROMENADE AT TRADITION NO. II CONDOMINIUM ASSOCIATIO

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<u>NAME</u>	<u>ADDRESS</u>
STEPHEN MARGOLIS	825 Coral Ridge Drive Coral Springs, Florida 33071
NICHOLAS GLUCKMAN	825 Coral Ridge Drive Coral Springs, Florida 33071
ALBERT GOMEZ	825 Coral Ridge Drive Coral Springs, Florida 33071

VI. DIRECTORS

A. The Condominium and Association affairs shall be managed by a Board of Directors initially composed of three persons, in accordance with Article III of the Association's By-Laws.

B. The number of Directors to be elected, the manner of their election and their respective terms shall be as set forth in Article III of the Association's By-Laws.

The following persons shall constitute the initial Board of Directors and they shall hold office for the term and in accordance with the provisions of Article III of the Association's By-Laws:

<u>NAME</u>	<u>ADDRESS</u>
STEPHEN MARGOLIS	825 Coral Ridge Drive Coral Springs, Florida 33071
NICHOLAS GLUCKMAN	825 Coral Ridge Drive Coral Springs, Florida 33071
ALBERT GOMEZ	825 Coral Ridge Drive Coral Springs, Florida 33071

VII. OFFICERS

The affairs of the Association shall be administered by the Officers designated in the By-Laws, who shall serve at the pleasure of said Board of Directors. The names and addresses of the Officers who shall serve until the first election of Officers pursuant to the provisions of the By-Laws are as follows:

<u>NAME</u>	<u>TITLE</u>	<u>ADDRESS</u>
STEPHEN MARGOLIS	President	825 Coral Ridge Drive Coral Springs, Florida 33071
NICHOLAS GLUCKMAN	Vice-President	825 Coral Ridge Drive Coral Springs, Florida 33071
ALBERT GOMEZ	Secretary/Treasurer	825 Coral Ridge Drive Coral Springs, Florida 33071

VIII. BY-LAWS

The By-Laws of the Association shall be adopted by the initial Board of Directors. The By-Laws may be amended in accordance with the provisions thereof, except that no portion of the By-Laws may be altered, amended, or rescinded in such a manner as would prejudice the rights of the Developer of the Condominium or mortgagees holding mortgages encumbering units in the Condominium, without their prior written consent.

IX. AMENDMENTS TO ARTICLES

Amendments to these Articles shall be proposed and adopted in the following manner:

A. Notice of the subject matter of any proposed amendment shall be included in the notice of the meeting at which the proposed amendment is to be considered.

B. A resolution for the adoption of a proposed amendment may be proposed either by the Board of Directors, acting upon the vote of a majority of the Board of Directors, or by the members of the Association having a majority of the votes in the Association. In order for any amendment or amendments

LEOPOLD, KORN & LEOPOLD, P.A.

20001 Biscayne Boulevard, Suite 901, Aventura, FL 33180 Telephone: 305-923-3303

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to be effective, same must be approved by an affirmative vote of 66-2/3% of the entire Board of Directors and by an affirmative vote of members having no less than 75% of the total votes in the Association.

C. No amendment shall make any changes in the qualifications for membership nor in the voting rights of members of the Association, without approval in writing by all members and the joinder of all record owners of mortgages encumbering condominium units. No amendment shall be made that is in conflict with the Condominium Act or the Declaration of Condominium.

D. A copy of each amendment adopted shall be filed within ten (10) days of adoption with the Secretary of State, pursuant to the provisions of applicable Florida Statutes.

X. INDEMNIFICATION


Every Director and every Officer of the Association shall be indemnified by the Association and by each member of the Association against all expenses and liabilities, including counsel fees reasonably incurred by or imposed upon the Director(s) or Officer(s) in connection with any proceeding or any settlement thereof to which the Director(s) or Officer(s) may be a party, or in which the Director(s) or Officer(s) may become involved by reason of the Director(s) or Officer(s) being or having been a Director(s) or Officer(s) of the Association, whether or not a Director(s) or Officer(s) at the time such expenses are incurred, except in such cases wherein the Director(s) or Officer(s) is adjudged guilty of willful misconduct in the performance of such Director's or Officer's duty, provided that in the event of a settlement, the indemnification set forth herein shall apply only when the Board of Directors, exclusive of any Director(s) seeking indemnification, approves such settlement and reimbursement as being for the best interest of the Association. The foregoing right of indemnification shall be in addition to and not exclusive of all of the rights to which such Director(s) or Officer(s) may be entitled.

XI. INITIAL REGISTERED OFFICE, AGENT AND ADDRESS

The principal office of the Association shall be at: 825 Coral Ridge Drive, Coral Springs, Florida 33071, or at such other place, within or without the State of Florida as may be subsequently designated by the Board of Directors. The initial registered office of the Association is at 825 Coral Ridge Drive, Coral Springs, Florida 33071, and the initial registered agent therein is STEPHEN MARGOLIS.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 21 day of February, 2006.

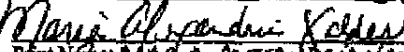
Signed, Sealed And Delivered
In the Presence Of:


Print Name: MARIA ALEXANDRIA VALDES

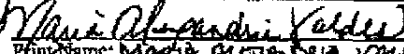

STEPHEN MARGOLIS


Print Name: LOUIS A. BONDS


NICHOLAS GLUCKMAN


Print Name: MARIA ALEXANDRIA VALDES


Print Name: LOUIS A. BONDS


Print Name: MARIA ALEXANDRIA VALDES


ALBERT GOMEZ


Print Name: LOUIS A. BONDS

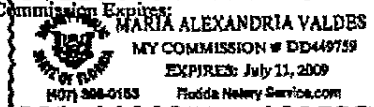
STATE OF FLORIDA


COUNTY OF BROWARD

} SS:

The foregoing instrument was acknowledged before me this 21 day of February, 2006, by STEPHEN MARGOLIS, who is personally known to me.

My Commission Expires:




Notary Public, State of Florida

Print Name: MARIA ALEXANDRIA VALDES

[Notarial acknowledgments continued on next page]

LEOPOLD, KORN & LEOPOLD, P.A.

20201 Blacow Boulevard, Suite 201, Avonlea, FL 33160 Telephone 305-935-3508

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[Notarial acknowledgments continued from previous page]

STATE OF FLORIDA }
COUNTY OF BROWARD } SS:

The foregoing instrument was acknowledged before me this 21 day of February, 2006, by
NICHOLAS GLUCKMAN, who is personally known to me.

My Commission Expires:



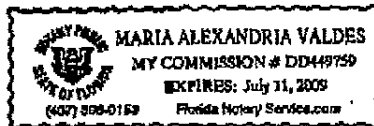
Maria Alexandria Valdes
Notary Public, State of Florida

Print Name: MARIA ALEXANDRIA VALDES

STATE OF FLORIDA }
COUNTY OF BROWARD } SS:

The foregoing instrument was acknowledged before me this 21 day of February, 2006, by
ALBERT GOMEZ, who is personally known to me.

My Commission Expires:



Maria Alexandria Valdes
Notary Public, State of Florida

Print Name: MARIA ALEXANDRIA

I hereby accept the designation of Registered Agent as set forth in these Articles of Incorporation.

[Signature]
STEPHEN MARGOLIS

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