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**FLORIDA PROFIT/NON PROFIT CORPORATION**

**BAY BREEZE VILLAS CONDOMINIUM ASSOCIATION, INC.**

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**ARTICLES OF INCORPORATION  
OF  
BAY BREEZE VILLAS  
CONDOMINIUM ASSOCIATION, INC.  
A FLORIDA CORPORATION NOT FOR PROFIT**

The undersigned incorporators by these articles associate themselves for the purpose of forming a corporation not for profit under the laws of the State of Florida, and adopt the following articles of incorporation.

**ARTICLE I: NAME**

The name of this corporation is BAY BREEZE VILLAS CONDOMINIUM ASSOCIATION, INC. For convenience, the corporation shall be referred to in this instrument as the "association," these articles of incorporation as the "articles," and the bylaws of the association as the "bylaws."

**ARTICLE II. PURPOSE**

This association is organized for the purpose of providing an entity under the Florida Condominium Act ("the Act") for the operation of a condominium located in Lee County, Florida and known as: Bay Breeze Villas Condominium, created under the declaration of condominium ("the declaration").

**ARTICLE III. TERM OF EXISTENCE**

The corporation is to exist perpetually.

**ARTICLE IV. INITIAL REGISTERED OFFICE  
AND REGISTERED AGENT**

The street address of the initial registered office and registered agent of this corporation in the State of Florida shall be:

JEFFREY LAGOMACINI  
14160 PALMETTO FRONTAGE ROAD  
MIAMI LAKES, FL 33016

**ARTICLE V. PRINCIPAL MAILING ADDRESS**

14160 PALMETTO FRONTAGE ROAD  
MIAMI LAKES, FL 33016

**ARTICLE VI. FIRST BOARD OF DIRECTORS**

The number of persons constituting the first board of directors shall be three and their names and addresses are as follows:

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Name	Address
JEFFREY LAGOMACINI / PRESIDENT	14160 PALMETTO FRONTAGE ROAD MIAMI LAKES, FL 33016
ALEXANDER VEGA / SECRETARY	14160 PALMETTO FRONTAGE ROAD MIAMI LAKES, FL 33016
OSVALDO R. GUERRA / VICE PRESIDENT	14160 PALMETTO FRONTAGE ROAD MIAMI LAKES, FL 33016

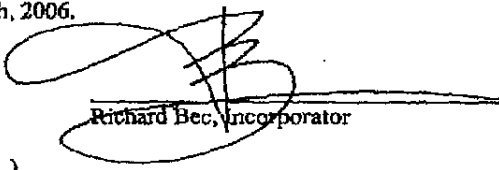
The name and address of the incorporator to these articles is as follows:

Name	Address
Richard Bec	ARAN CORREA GUARCH & SHAPIRO, P.A. 255 UNIVERSITY DRIVE CORAL GABLES, FLORIDA 33134

#### ARTICLE VII. MANNER OF ELECTION

The manner in which the directors are to be elected or appointed, and/or the qualification of members and the manner of their admission, is as stated in the minutes and by laws.

IN WITNESS WHEREOF the undersigned incorporator has executed these articles of incorporation on this 3 day of March, 2006.

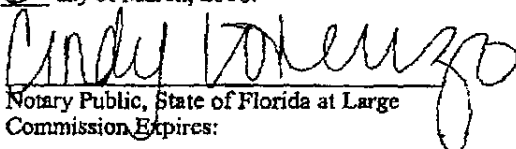
  
Richard Bec, Incorporator

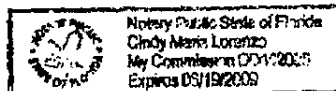
STATE OF FLORIDA )

COUNTY OF MIAMI DADE )

Before me, the undersigned authority, personally appeared Richard Bec, who is personally known to me, and who has sworn and says that the foregoing is true.

Sworn to and subscribed before me this 3 day of March, 2006.

  
Notary Public, State of Florida at Large  
Commission Expires:



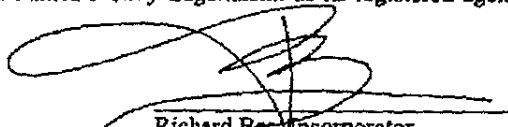
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DESIGNATION AND ACCEPTANCE

OF

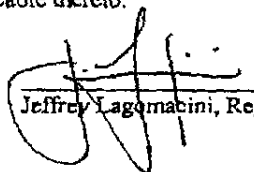
REGISTERED AGENT

In pursuance of Section 48.091 and Chapter 607, Florida Statutes, BAY BREEZE VILLAS CONDOMINIUM ASSOCIATION, INC. having filed its Articles of Incorporation contemporaneously herewith, with its registered offices as indicated therein at 14160 PALMETTO FRONTAGE ROAD, MIAMI LAKES, FL 33016, has named Jeffrey Lagomacini as its registered agent to accept service of process within this state.



Richard Bec, Incorporator

Having been named as registered agent to accept service of process for the above-stated corporation, at the location designated herein, I hereby accept the appointment to act in this capacity, and agree to comply with the laws of Florida applicable thereto.



Jeffrey Lagomacini, Registered Agent

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