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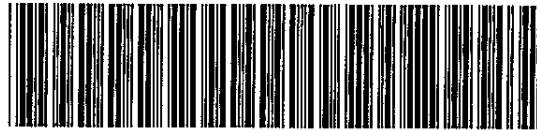
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FILED  
MAY 05 2006  
J. Shivers

**STEVEN D. RUBIN**  
ATTORNEY AT LAW  
SUITE 434  
COMPSON FINANCIAL CENTER  
980 NORTH FEDERAL HIGHWAY  
BOCA RATON, FLORIDA 33432

BOARD CERTIFIED:  
REAL ESTATE LAW

TELEPHONE (561) 391-7992  
FAX (561) 347-0828

April 27, 2006

Secretary of State  
Department of Corporations  
P. O. Box 6327  
409 East Gaines Street  
Tallahassee, Florida 32301

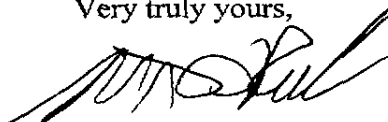
Re: 2243 Florida Boulevard Condominium Association, Inc.

Gentlemen:

Enclosed herewith please find an original and one copy of the Articles of Incorporation for 2243 Florida Boulevard Condominium Association, Inc., along with my check in the amount of \$78.75 for the filing fee.

Thanking you in advance for your assistance and cooperation. If you have any questions, please do not hesitate to contact me.

Very truly yours,



Steven D. Rubin

SDR/mjh  
enclosures  
cc: Two Acre Properties, LLC

FILED  
MAY 1 2006  
TALLAHASSEE, FLORIDA

ARTICLES OF INCORPORATION  
OF  
2243 FLORIDA BOULEVARD CONDOMINIUM ASSOCIATION, INC.  
A FLORIDA CORPORATION NOT FOR PROFIT

ARTICLE I. NAME AND ADDRESS

The name of this Corporation is 2243 FLORIDA BOULEVARD 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."

The street address of the initial principal office of the Association is 930 N. E. 24<sup>th</sup> Street, Boca Raton, Florida 33431.

ARTICLE II. TERM OF EXISTENCE

The Association shall have perpetual existence.

ARTICLE III. 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 Palm Beach County, Florida, and known as 2243 FLORIDA BOULEVARD, a residential Condominium ("the Condominium"), to be created under the Declaration of Condominium ("the Declaration").

ARTICLE IV. MEMBERS

The members of the Association shall consist of the Unit Owners, and their qualifications

and the manner of their admission shall be as regulated by the Bylaws.

ARTICLE V. INITIAL REGISTERED OFFICE  
AND REGISTERED AGENT

The street address of the initial registered office of this Association is 980 North Federal Highway, Suite 434, Boca Raton, Florida 33432, and the name of the initial registered agent of this Association at that address is Steven D. Rubin.

ARTICLE VI. BOARD OF DIRECTORS

The number of persons constituting the first Board of Directors shall be two and their names and addresses are as follows:

NAME	ADDRESS
Jeffrey G. Schwarz	930 N. E. 24 <sup>th</sup> Street Boca Raton, Florida 33431
Forrest Shearin	930 N. E. 24 <sup>th</sup> Street Boca Raton, Florida 33431

The name and address of the Incorporator of these Articles is as follows:

NAME	ADDRESS
Jeffrey G. Schwarz	930 N. E. 24 <sup>th</sup> Street Boca Raton, Florida 33431

The method of election of Directors is provided in the Bylaws.

ARTICLE VI. POWERS

The Association shall have the powers enumerated in Florida Statutes § 718.111, as it may be amended from time to time.

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## ARTICLE VII. VOTING

Subject to the restrictions and limitations hereinafter set forth, each Member shall be entitled to one (1) vote for each Unit in which such Member holds the interest required for membership. The manner of voting is more fully described in and regulated by the By-Laws of the Association.

## ARTICLE VIII. OFFICERS

The Association shall have a President, a Vice-President, a Secretary and a Treasurer, and such other officers and assistant officers and agents as the Board of Directors may from time to time deem desirable or consistent with the By-Laws of the Association.

## ARTICLE IX. BY-LAWS

In the event of a conflict between the provisions of these Articles and the provisions of the By-Laws, the provisions of these Articles shall control.

## ARTICLE X. AMENDMENT TO ARTICLES OF INCORPORATION

An amendment may be proposed either by a majority of the Board of Directors or by not less than one third of the voting interests of the Association. The amendment shall be adopted if it is approved by not less than two thirds of the voting interests of the entire membership by written agreement or at a duly noticed meeting.

A copy of each amendment so adopted shall be filed within ten (10) days of adoption with the Secretary of State, pursuant to the provisions of applicable Florida Statutes and the same shall be recorded among the Public Records of Palm Beach County, Florida.

## ARTICLE XII. INDEMNIFICATION OF OFFICERS AND DIRECTORS

The Association shall indemnify Directors and Officers of the Association in the manner set

forth in the By-Laws of the Association.

ARTICLE XIII. TRANSACTIONS IN WHICH DIRECTORS OR OFFICERS ARE  
INTERESTED

No contract or transaction between the Association and one or more of its Directors or Officers, or between the Association and any other corporation, partnership, association, or other organization in which one or more of its Directors or Officers are Directors or Officers, or have a financial interest, shall be invalid, void or voidable solely for this reason, or solely because the Director or Officer is present at or participates in the meeting of the Board or committee thereof which authorized the contract or transaction. No Director or Officer of the Association shall incur liability by reason of the fact that such person is or may be interested in any such contract or transaction.

Interested Directors shall be counted in determining the presence of a quorum at a meeting of the Board of Directors or of a committee which authorized the contract or transaction, and an interested Director shall be entitled to vote on any contract or transaction in which he or she has an interest as defined herein.

IN WITNESS WHEREOF the undersigned Incorporator, has executed these Articles of Incorporation on \_\_\_\_ day of \_\_\_\_\_, 2006.

  
JEFFREY G. SCHWARZ, Subscriber and  
Incorporator

STATE OF FLORIDA  
COUNTY OF PALM BEACH

The foregoing instrument was sworn to, subscribed and acknowledged before me this 27<sup>th</sup>  
day of April, 2006, by Jeffrey G. Schwarz, who  
(please check one)

X is (are) personally known to me OR

\_\_\_\_\_ has (have) produced \_\_\_\_\_ as identification and he/she/they  
(please check one)

X did take an oath

\_\_\_\_\_ did not take an oath

My Commission Expires

Martha J. Hugo  
Notary Public



Martha J Hugo  
My Commission DD224938  
Expires June 26, 2007

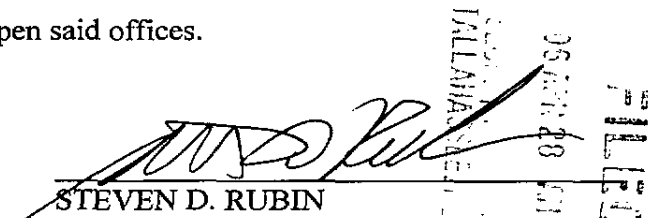
**CERTIFICATE DESIGNATING PLACE OF BUSINESS OR DOMICILE  
FOR THE SERVICE OF PROCESS WITHIN THIS STATE  
NAMING AGENT UPON WHOM PROCESS MAY BE SERVED.**

In pursuance of Florida Statute 607.0501, the following is submitted in compliance with said Act:

**FIRST:** That 2243 FLORIDA BOULEVARD CONDOMINIUM ASSOCIATION, INC., desiring to organize under the Laws of the State of Florida, with its principal offices in the Articles of Incorporation, in the City of Delray Beach, County of Palm Beach, State of Florida, has named Steven D. Rubin, 980 North Federal Highway, Suite 434, Boca Raton, Florida 33432, as its agent to accept service of process within the State.

**ACKNOWLEDGEMENT**

Having been named to accept service of process for the above stated Corporation, at the place designed in this certificate, I hereby accept to act in this capacity, and agree to comply with the provisions of said Act relative to keeping open said offices.

  
STEVEN D. RUBIN  
Registered Agent

FILED  
06 JUN 28 03:11:44  
TALLAHASSEE, FLORIDA