

NO 60000005760

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FLORIDA PROFIT/NON PROFIT CORPORATION

Groveland Condominium Association, Inc.

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**ARTICLES OF INCORPORATION
OF
GROVELAND CONDOMINIUM ASSOCIATION, INC.
A FLORIDA CORPORATION NOT FOR PROFIT**

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SECRETARY OF STATE
TALLAHASSEE, FLORIDA

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 AND ADDRESS

The name of this corporation is GROVELAND 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 8390 West Flagler Street, Suite 213, Miami, Florida 33144.

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 Miami-Dade County, Florida, and known as Groveland, a condominium (the "Condominium"), to be created under the declaration of condominium (the "Declaration").

ARTICLE IV. DIRECTORS

The qualification of directors and the manner of their admission shall be as regulated by the bylaws.

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

The street address of the initial registered office of this association is 8390 West Flagler Street, Suite 213, Miami, Florida 33144 and the name of the initial registered agent of this association at that address is Luis Aparicio, 8390 West Flagler Street, Suite 213, Miami, Florida 33144.

ARTICLE VI. BOARD OF DIRECTORS

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

NAME	ADDRESS
Robert Curbelo	8390 West Flagler Street, Suite 213 Miami, Florida 33144
Luis Aparicio	8390 West Flagler Street, Suite 213 Miami, Florida 33144
Emma Morelli	8390 West Flagler Street, Suite 213 Miami, Florida 33144

The names and addresses of the incorporators to these articles are as follows:

NAME	ADDRESS
Robert Curbelo	8390 West Flagler Street, Suite 213 Medley, Florida 33144
Luis Aparicio	8390 West Flagler Street, Suite 213 Medley, Florida 33144

The method of election of directors is provided in the bylaws.

IN WITNESS WHEREOF the undersigned incorporators have executed these articles of incorporation on 26th day of May, 2006.


Robert Curbelo, Incorporator


Luis Aparicio, Incorporator

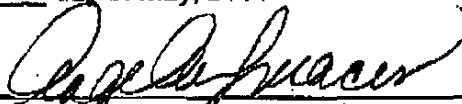
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STATE OF FLORIDA
COUNTY OF MIAMI-DADE

Before me, the undersigned authority, personally appeared Roberto Curbelo, who is personally known to me, and who was sworn and says that the foregoing is true.

Sworn to before me on the 20th day of May, 2006.




NOTARY PUBLIC - STATE OF FLORIDA

Print Name:

Commission No.:

My Commission Expires:

NOTARY PUBLIC-STATE OF FLORIDA
 Angela M. Luaces
Commission # DD300281
Expires: APR. 12, 2008
Bonded Thru Atlantic Bonding Co., Inc.
(Seal)

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

Before me, the undersigned authority, personally appeared Robert Curbelo, who is personally known to me, and who was sworn and says that the foregoing is true.

Sworn to before me on the 20th day of May, 2006.




NOTARY PUBLIC - STATE OF FLORIDA

Print Name:

Commission No.:

My Commission Expires:

(Seal)

NOTARY PUBLIC-STATE OF FLORIDA
 Angela M. Luaces
Commission # DD300281
Expires: APR. 12, 2008
Bonded Thru Atlantic Bonding Co., Inc.

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ACCEPTANCE OF REGISTERED AGENT

Having been named as registered agent to accept service of process for Groveland Condominium Association, Inc., at the place designated in these articles, I agree to act in this capacity and I further agree to comply with the provisions of all statutes relative to the proper and complete performance of my duties.

Signature


Luis Aparicio, Registered Agent

Dated: May 26, 2006

SECRETARY OF STATE
TALLAHASSEE, FLORIDA

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