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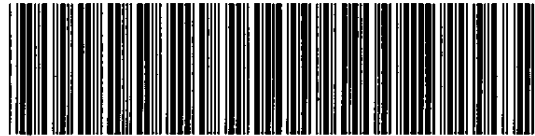
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SECRETARY OF STATE
TALLAHASSEE, FLORIDA

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June 2, 2006

Florida Division of Corporations
Post Office Box 6327
Tallahassee, Florida 32314

RE: Montecito on Santa Barbara Condominium Association, Inc.
Our File No: 05/0738

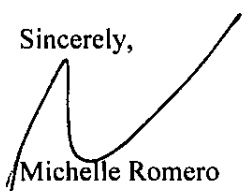
Dear Sir/Madame:

Enclosed for filing please find an original set of Articles of Incorporation for the Montecito on Santa Barbara Condominium Association, Inc, a Florida not for profit Corporation.

Also enclosed is our trust account check number 0074514 in the amount of \$75.00 made payable to the Florida Division of Corporation which represents payment of the filing fee.

Please do not hesitate to contact me if you have any questions regarding this matter.

Sincerely,


Michelle Romero
Legal Assistant to Joan C. Henry
LUSK, DRASITES & TOLISANO, P.A.

/mr
Enc.

ARTICLES OF INCORPORATION
OF
MONTECITO ON SANTA BARBARA CONDOMINIUM ASSOCIATION, INC.
A FLORIDA CORPORATION NOT FOR PROFIT

FILED
06 JUN -6 PM 2:00
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 MONTECITO ON SANTA BARBARA 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 4712 S.E. 15th Avenue, Cape Coral, FL 33904.

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 residential condominium located in Lee County, Florida, and known as MONTECITO ON SANTA BARBARA, ("the condominium"), to be created under the declaration of condominium ("the declaration"). 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, or the Act.

ARTICLE IV. MEMBERS

The qualification of members 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 4712 S.E. 15th Avenue, Suite A - 2nd Floor, Cape Coral, FL 33904, and the name of the initial registered agent of this association at that address is MARK M. STEINBERG.

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:

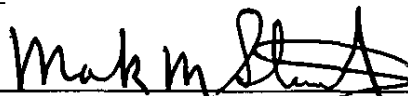

NAME	ADDRESS
MARK M. STEINBERG	4712 S.E. 15th Avenue, Suite A - 2nd Floor Cape Coral, FL 33904
HELEN STEINBERG	4712 S.E. 15th Avenue, Suite A - 2nd Floor Cape Coral, FL33904

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

NAME	ADDRESS
MARK M. STEINBERG	4712 S.E. 15th Avenue, Suite A - 2nd Floor Cape Coral, FL 33904
HELEN STEINBERG	4712 S.E. 15th Avenue, Suite A - 2nd Floor Cape Coral, FL33904

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

IN WITNESS WHEREOF the undersigned incorporators have executed these articles of incorporation on the 31st day of January, 2006.

	
MARK M. STEINBERG	Incorporator
	
HELEN STEINBERG	Incorporator

STATE OF FLORIDA
COUNTY OF LEE

Before me, the undersigned authority, personally appeared MARK M. STEINBERG and HELEN STEINBERG, who are personally known to me or produced driver's licenses as identification, and who were sworn and say that the foregoing is true.

Sworn to before me on the 31st day of January, 2006

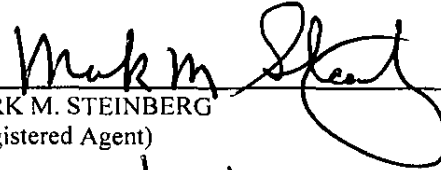
Angela M. Baggett
NOTARY PUBLIC -- STATE OF FLORIDA
Print Name: Angela M. Baggett
Commission No.: DD167305
My Commission Expires: 11-24-06

(Seal) ANGELA M. BAGGETT
Notary Public, State of Florida
My comm. exp. Nov. 24, 2006
Comm. No. DD 167305

ACCEPTANCE OF REGISTERED AGENT

Having been named as registered agent to accept service of process for MONTECITO ON SANTA BARBARA 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


MARK M. STEINBERG
(Registered Agent)

DATE:

1/31/06

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06 JUN -6 PM 2:00
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TALLAHASSEE, FLORIDA