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**FLORIDA PROFIT/NON PROFIT CORPORATION**

**TURNBERRY POINT CONDOMINIUM ASSOCIATION, INC.**

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**ARTICLES OF INCORPORATION  
OF  
TURNBERRY POINTE  
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 TURNBERRY POINTE 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 Miami-Dade County, Florida and known as: Turnberry Pointe 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:

JUAN E. PUIG  
1701 WEST 37<sup>th</sup> STREET, SUITE 17  
HIALEAH, FLORIDA 33012

**ARTICLE V. PRINCIPAL MAILING ADDRESS**

1701 WEST 37<sup>th</sup> STREET, SUITE 17  
HIALEAH, FLORIDA 33012

**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
MIKE HUBBARD / PRESIDENT	1701 WEST 37 <sup>th</sup> STREET, SUITE 17 HIALEAH, FLORIDA 33012
MIGUEL PINEIRO / VICE PRESIDENT	1701 WEST 37 <sup>th</sup> STREET, SUITE 17 HIALEAH, FLORIDA 33012
JEANETTE BOHIGAS / SECRETARY	1701 WEST 37 <sup>th</sup> STREET, SUITE 17 HIALEAH, FLORIDA 33012

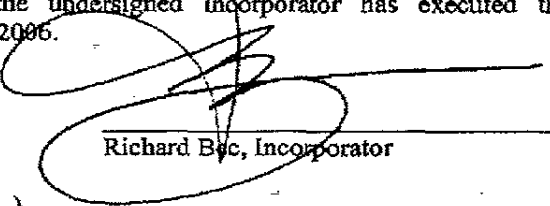
The name and address of the incorporator to these articles is as follows:

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 19 day of July, 2006.


  
Richard Bec, Incorporator

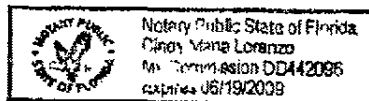
STATE OF FLORIDA )

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 19 day of July, 2006.

  
Notary Public, State of Florida at Large  
Commission Expires:



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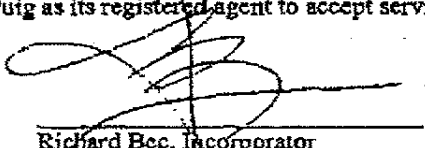
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## DESIGNATION AND ACCEPTANCE

OF

## REGISTERED AGENT

In pursuance of Section 48.091 and Chapter 607, Florida Statutes, TURNBERRY POINTE CONDOMINIUM ASSOCIATION, INC. having filed its Articles of Incorporation contemporaneously herewith, with its registered offices as indicated therein at 1701 West 37<sup>th</sup> Street, Suite 17 Hialeah, Florida 33012, has named Juan E. Puig 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.

  
Juan E. Puig, Registered Agent