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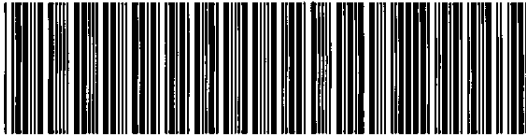
(Business Entity Name)

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TALLAHASSEE, FLORIDA

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SECRETARY OF STATE
TALLAHASSEE, FLORIDA

Department of State
Division of Corporations
P. O. Box 6327
Tallahassee, FL 32314

SUBJECT: Mystic Woods Condominium Association, Inc.
(PROPOSED CORPORATE NAME - MUST INCLUDE SUFFIX)

Enclosed are an original and one (1) copy of the articles of incorporation and a check for:

\$70.00
Filing Fee

\$78.75
Filing Fee
& Certificate of Status

\$78.75
Filing Fee
& Certified Copy

\$87.50
Filing Fee,
Certified Copy
& Certificate of
Status

ADDITIONAL COPY REQUIRED

FROM: Amy W. Schrader, Esq. (Contact: Leslie McLaughlin)
Name (Printed or typed)

Gray-Robinson, P.A., P. O. Box 11189
Address

Tallahassee, Florida 32302-3189
City, State & Zip

850-577-9090 (Please call for pickup)
Daytime Telephone number

NOTE: Please provide the original and one copy of the articles.

ARTICLES OF INCORPORATION
OF
MYSTIC WOODS CONDOMINIUM ASSOCIATION, INC.

FILED
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SECRETARY OF STATE
TALLAHASSEE, FLORIDA

Pursuant to the provisions of Chapter 617, Florida Statutes, the undersigned Florida not for profit corporation hereby adopts the following Articles of Incorporation for said corporation.

ARTICLE I NAME

The name of this corporation is:

Mystic Woods Condominium Association, Inc. (hereinafter referred to as the "Association").

ARTICLE II ADDRESS OF PRINCIPAL OFFICE

The address of the Association's principal office, as well as the Association's mailing address, is as follows:

Mystic Woods Condominium Association, Inc.
317 Mabry Street
Tallahassee, Florida 32304

The corporation is a corporation not for profit.

ARTICLE III PURPOSES

The purposes for which the Association is formed are:

A. To exercise all of the powers and privileges, perform all of the duties, and fulfill all of the obligations of the Association as set forth in the Association's Bylaws and in the Declaration of Condominium for Mystic Woods Condominiums (the "Declaration"), duly recorded or to be recorded in the Public Records of Leon County, Florida, as both of which may lawfully be amended or supplemented from time to time, and to provide an entity for the furtherance of the interests of all of the Owners, including Developer, of Condominium Units in Mystic Woods Condominiums (the "Condominium"), with the objective of establishing and maintaining the Condominium as a community of the highest possible quality and value and enhancing and protecting its value, desirability, and attractiveness. Unless expressly indicated to the contrary, the terms used herein shall have the meanings ascribed to them in the Condominium Declaration.

B. To fix, levy, collect, and enforce payment by all lawful means of all Assessments and other amounts levied pursuant to the terms of the Condominium Declaration; to pay all expenses in connection therewith and all administrative and other expenses incurred in exercising the Association's powers and performing its functions; to enforce the terms, covenants, restrictions, reservations, conditions, uses, limitations, and obligations set forth in the Declaration and the Association's Bylaws, and to make and enforce Rules and Regulations as provided therein.

C. To purchase, acquire, own, hold, lease, either as lessee or lessor, sell, convey, exchange, encumber, borrow against, improve, construct, maintain, equip, operate, and generally deal in real property and all property of any and every kind or description, whether real or personal, or any interest therein.

D. To perform and carry on any lawful activity whatsoever which the Association may deem proper and convenient in connection with any of the foregoing purposes or otherwise, or which may be calculated directly or indirectly to promote the interests of the Association or to enhance or further the accomplishment of any of its powers, purposes, and objectives; to conduct its business either inside or outside the State of Florida; to have and to exercise all of the powers conferred by the laws of the State of Florida upon not for profit corporations formed under the laws pursuant to and under which the Association is formed, as such laws are now in effect and may at any time hereafter be amended.

E. To carry out all or any part of the foregoing purposes as principal, agent, or otherwise, either alone or in conjunction with any person, firm, association, or other corporation and in any part of the world; to employ or engage independent contractors and employees, including specifically one or more managing agents to carry out some or all of its purposes; and for the purpose of obtaining or furthering any of its purposes, to make and perform contracts of any lawful kind and description with any person, firm, corporation, government, or governmental subdivision, to do such acts and things, to sue and be sued in its own name, and to exercise any and all such powers as a natural person could lawfully make, perform, do, or exercise, provided that the same shall not be inconsistent with the Declaration, the Association's Bylaws, or the laws of the State of Florida.

F. To exercise all other common law or statutory powers of a corporation not for profit which are not in conflict with the Condominium Declaration, the Association's Bylaws, or any applicable provision of law.

The foregoing statement of purposes shall be construed as a statement of both purposes and powers, and, except where otherwise indicated, the purposes and powers stated in each clause shall be in no way limited or restricted by reference to the terms or provisions of any other clause, but shall be regarded as independent purposes and powers.

ARTICLE IV NO DISTRIBUTIONS

The Association is organized on a nonstock basis, does not contemplate pecuniary gain or profit to the members thereof, and is organized solely for nonprofit purposes. No dividends shall be paid, and in no event shall the net earnings, income, or assets of the Association be distributed to, or inure to the benefit of, its members, Directors, or Officers, except upon the dissolution of the Association. Notwithstanding the foregoing, the Association may pay compensation in a reasonable amount to its members, Directors, or Officers for services rendered, may confer benefits upon its members in conformity with its purposes, and upon dissolution or final liquidation, may make distributions to its members as permitted by Chapter 617, Florida Statutes. Any such payment, benefit, or distribution shall not constitute a dividend or a distribution of income or profit for purposes of this Article.

ARTICLE V TERM

The period of duration of the Association shall be perpetual unless terminated by the Owners in the manner set forth in Article XVII of the Condominium Declaration.

ARTICLE VI MEMBERS

A. Each Owner, including Developer to the extent it is deemed an Owner of any Condominium Unit(s) in accordance with the provisions of the Condominium Declaration, shall be a member of the Association until he ceases to be an Owner.

B. Each member shall have such rights, benefits, and privileges (including the right to vote at Association meetings) and be subject to such duties, obligations, and restrictions, including restrictions governing the transfer of a membership in the Association, as are set forth in the Condominium Declaration and the Association's Bylaws.

ARTICLE VII BOARD OF DIRECTORS

A. The affairs of the Association shall be governed by a Board of Directors composed of five (5) individuals. Provisions regarding the qualification, election, term, removal, and resignation of Directors shall be set forth in the Association's Bylaws.

B. The initial Board of Directors shall be appointed by Developer and shall serve until such time as Developer appoints replacement Directors or until their successors have been qualified and duly elected by the members of the Association in the manner provided in the Bylaws. The names and addresses of the persons who are to serve as the Association's Directors are:

Patrick Regan, 317 Mabry Street, Tallahassee, FL 32304

Paul Regan, 2131 Hollywood Boulevard, Ste. 201, Hollywood, FL 33020

Maria Greco Regan, 2131 Hollywood Boulevard, Ste. 201, Hollywood, FL 33020

Christine Worth, 706 N.W. 8th Street, Dania Beach, FL 33004

Jacqueline White, 56 W. 65th Street, Apt. D, New York, NY 10023

ARTICLE VIII OFFICERS

The affairs of the Association shall be administered by a President, Vice President, Secretary, Treasurer, and such additional Officers as the Board of Directors may deem necessary or appropriate from time to time. The Officers of the Association shall be elected annually by the Board of Directors at the organizational meeting of each newly constituted Board, and shall serve at the pleasure of the Board. The names and addresses of the Officers who shall serve until their successors are designated by the Board are as follows:

Patrick Regan President and Treasurer

Paul Regan Vice President and Secretary

ARTICLE IX BYLAWS

The initial Bylaws of the Association shall be adopted by its initial Board of Directors and may be altered, amended, or repealed by the members of the Association in the manner provided therein; provided, however, that the members may delegate their power to alter, amend, or repeal the Bylaws to the Board of Directors.

ARTICLE X AMENDMENTS

A. A proposed amendment to these Articles of Incorporation shall be set forth in a resolution adopted by the Board of Directors. A written notice setting forth the text of any such proposed amendment or a summary of the changes to be effected thereby shall be given to each member of the Association not less than ten (10) nor more than fifty (50) days prior to the date of the Annual or Special meeting at which such proposed amendment will be submitted to a vote.

B. Any such proposed amendment shall be adopted upon: the affirmative vote of members casting a majority of the total votes eligible to be cast by all of the members of the Association present at the meeting at which such vote takes place or represented for thereat by proxy. Subsequent to the adoption of the amendment, articles of amendment that comply with Section 617.1006, Florida Statutes, shall be executed by the President or Vice President of the Association, acknowledged by one of such Officers, and delivered to the Department of State, State of Florida. Upon the filing such amendment by

C. Notwithstanding the foregoing provisions of this Article X to the contrary, no amendment to these Articles of Incorporation which materially affects the rights and privileges of Developer shall become effective unless and until approved, in writing, by Developer. Furthermore, so long as Developer is deemed the Owner of any Condominium Unit(s) representing an aggregate undivided ownership interest of ten percent (10%) of the Common Elements submitted to the Condominium Declaration, Developer may unilaterally amend these Articles of Incorporation to effectuate any of the purposes set forth in Section 18.2 of the Condominium Declaration.

ARTICLE XI INCORPORATOR

The name and address of the Incorporator, a natural person competent to contract, is as follows:

Patrick Regan
317 Mabry Street
Tallahassee FL 32304

ARTICLE XII REGISTERED OFFICER AND AGENT

The initial registered agent of the Association shall be: Patrick Regan, 317 Mabry Street, Tallahassee FL 32304.

ARTICLE XIII ADOPTION

These Articles of Incorporation were adopted by the Association's sole member and its Board of Directors as of January 30th, 2007.

IN WITNESS WHEREOF, the President of the Association has hereunder set his hand and seal and caused these Articles of Incorporation to be signed this 30 day of January, 2007.

MYSTIC WOODS CONDOMINIUM
ASSOCIATION, INC.

By: 
Print Name: Patrick Regan

ACCEPTANCE OF DESIGNATION AS REGISTERED AGENT

Patrick Regan does hereby accept the foregoing designation as Registered Agent for the corporation, for service of process as to the above corporation.



PATRICK REGAN

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07 JAN 31 PM 12:40
SECRETARY OF STATE
TALLAHASSEE, FLORIDA