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FLORIDA PROFIT/NON PROFIT CORPORATION

Nova Commercial Properties Condominium Association, INC.

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**ARTICLES OF INCORPORATION
OF
NOVA COMMERCIAL PROPERTIES
CONDOMINIUM ASSOCIATION, INC.
(A Florida Not For Profit Corporation)**

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**ARTICLE I
NAME**

The name of this corporation is **NOVA COMMERCIAL PROPERTIES CONDOMINIUM ASSOCIATION, INC.** The principal office address of the corporation shall be: 555 West Granada Boulevard, Suite A-9, Ormond Beach, Florida 32174. 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 ("Act") for the operation of a condominium located in Volusia County, Florida, and known as NOVA COMMERCIAL PROPERTIES, a Condominium ("Condominium"), created pursuant to the Declaration of Condominium ("Declaration"). To accomplish the foregoing, the corporation shall have all corporate powers permitted under Florida law.

In the operation of the Condominium, the Association will be the agent of the Owners of Units in the Condominium ("Owners"). A copy of these Articles is attached as Exhibit D to the Declaration. The definitions set forth in the Declaration apply to the terms and provisions of these Article of Incorporation.

**ARTICLE III
POWERS**

The powers of the Association include and are governed by the following provisions:

A. The Association has all of the common law and statutory powers of a corporation not-for-profit which are not in conflict with the terms of these articles.

B. The Association has all of the powers, authority, rights and duties set forth in the Condominium Act, except as altered, as permitted in the Condominium Act, by these Articles, the Bylaws and the Declaration, and all of the powers and duties reasonably necessary to manage, maintain, operate and administer the Condominium pursuant to the Declaration as it may be amended from time to time, including, but not limited to, the following:

1. To levy and collect Assessments against members as Owners to defray the costs, expenses and losses of the Condominium, including adequate assessments for the costs of maintenance and operation of the surface water or stormwater management system, if any..

2. To use the proceeds of Assessments in the exercise of its power and duties.

3. To maintain, repair, replace, manage and operate the Condominium Property, including the right of access to each Unit in the Condominium during reasonable hours as may be necessary for maintenance, repair or replacement of any Common Elements located in or accessible from the Unit, and the right of access to each Unit at any time as may be necessary to make emergency repairs to prevent damage to the Common Elements or other Units.

4. To purchase insurance upon the Condominium Property and insurance for the protection of the Association and its members as Unit Owners.

5. To reconstruct after casualty and to further improve the Condominium Property.

6. To make and amend reasonable rules and regulations respecting the use of the Condominium Property.

7. To approve or disapprove the lease of Units as provided by the Declaration of Condominium and Bylaws of the Association.

8. To enforce by legal means the provisions of the Condominium Act, the Declaration of Condominium, these Articles, the Bylaws of the Association and the Rules and Regulations for use of the Condominium Property.

9. To contract for the management of the Condominium and to delegate to such manager all or any part of powers and duties of the association, except where the Declaration or law specifically prohibits the delegation of those powers or duties.

10. To employ personnel to perform the services required to maintain proper operation of the Condominium.

11. To sue or be sued with respect to the exercise or non-exercise of its powers.

12. To exercise, undertake and accomplish all of the rights, duties and obligations which may be granted to or imposed upon the Association in the Declaration or the Condominium Act.

13. To grant easements in the Common Elements for access to the Condominium Property to those providing service to the Common Elements or to the Units, and to grant utility and other public easements to utility companies, governmental agencies, and other public companies which serve the Condominium Property.

14. To take all necessary action to comply with all ordinances, lawful regulations or other requirements of the City of Daytona Beach, County of Volusia, St. Johns Water Management or any other governmental entity having jurisdiction over the Property.

C. The Association has the power to purchase Units, and such other property (wherever situated) as may be approved by two-thirds (2/3) of the members as a group in accordance with the provisions of the Declaration, these Articles of Incorporation and the Bylaws.

ARTICLE IV
MEMBERS

A. The membership of the Association consists of the Developer, so long as the Developer owns one Unit in the Condominium, and all of the Record Owners of Units in the Condominium. If the Condominium is terminated, the Association will consist of those persons (including, if appropriate, the Developer) who are members at the time of such termination and their heirs, legal representatives, successors and assigns.

B. Change of membership in the Association will be established by the recording in the Public Records of Volusia County, Florida, a deed or other instrument establishing the record title to a Unit. The Unit Owner designated by such instrument thus becomes a member of the Association, and the membership of the prior owner is terminated.

C. The share of a member in the funds and assets of the Association cannot be sold, assigned, hypothecated or transferred in any manner, except as an appurtenance to Owner's Unit.

D. In all elections of the Association a member will be entitled to the number of votes set forth in the Declaration. The manner of exercising voting rights shall be determined by the Bylaws of the Association.

ARTICLE V
TERM

Existence of the Association shall commence with the filing of these Articles of Incorporation with the Secretary of State, Tallahassee, Florida. The Association shall exist in perpetuity, unless the Condominium is terminated pursuant to the provisions of its Declaration, and in the event of such termination, the Corporation shall be dissolved in accordance with the law.

ARTICLE VI
INITIAL REGISTERED OFFICE AND REGISTERED AGENT

The street address of the initial registered office of this corporation is: 1870 W. Granada Blvd., Ormond Beach, FL 32174, and the name of the initial registered agent of this corporation at that address is Patrick E. Sullivan.

ARTICLE VII
DIRECTORS

The affairs of the corporation shall be managed and governed by a Board of Directors composed of not less than three (3) nor more than five (5), as determined by the directors from time to time. The Directors, subsequent to the first Board of Directors, shall be elected at the annual meeting of the membership, for a term of one year or until their successors shall be elected and shall qualify. Provisions for such election, and provisions for the removal, disqualification and resignation of Directors and for filling vacancies on the Board of Directors, shall be established by the Bylaws.

The principal officers of the corporation shall be the President, Vice-President, Secretary and Treasurer who shall be elected from time to time and in the manner set forth in the Bylaws. The positions of Secretary and Treasurer may be combined and held by one person.

ARTICLE VIII
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:

<u>Name</u>	<u>Address</u>
Patrick E. Sullivan	1870 W. Granada Blvd., Ormond Beach, FL 32174
Rob Riley	168 Oak Grove Street Ormond Beach, FL 32176
Harriet Kramer	200 River Bluff Drive Ormond Beach, FL 32174

The directors shall be elected pursuant to the Bylaws.

ARTICLE IX
OFFICERS

The affairs of the Association shall be managed by the Officers designated in the Bylaws. The officers shall be elected by the Board of Directors at its first meeting following the annual meeting of the members of the Association. The names and addresses of the officers who shall serve until the first election are as follows:

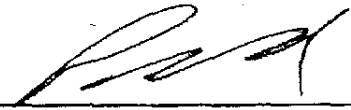
<u>Office</u>	<u>Name</u>	<u>Address</u>
President	Patrick E. Sullivan	1870 W. Granada Blvd., Ormond Beach, FL 32174
Vice-President	Rob Riley	168 Oak Grove Street Ormond Beach, FL 32176
Secretary/ Treasurer	Harriet Kramer	200 River Bluff Drive Ormond Beach, FL 32174

ARTICLE X
INCORPORATOR

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

Patrick Sullivan
1870 W. Granada Blvd.,
Ormond Beach, FL 32174

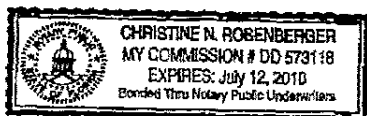
IN WITNESS WHEREOF the undersigned incorporator has executed these articles of incorporation on this 7th day of March, 2007.


(SEAL)
Patrick E. Sullivan, Incorporator

STATE OF FLORIDA
COUNTY OF VOLUSIA

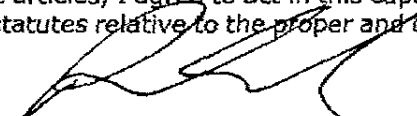
The foregoing instrument was acknowledged before me this 7th day of March, 2007, by Patrick E. Sullivan, who is personally known to me and who did not take an oath.


Notary Public, CHRISTINE N. ROSENBERGER
State of Florida at Large.
My Commission expires:



Registered Agent

Having been named as Registered Agent to accept service of process for the above stated corporation, 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.


Patrick E. Sullivan, Registered Agent

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