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SECRETARY OF STATE
TALLAHASSEE, FLORIDA

C. 3-5

ROBERT S. THURLOW, P.A.
ATTORNEY AT LAW
CERTIFIED FAMILY MEDIATOR
415 CANAL STREET
NEW SMYRNA BEACH, FLORIDA 32168

ASSISTANTS:
JANE MYERS: FAMILY & CIVIL
DIANE EYRE: ESTATES & PROPERTY
MARJORIE THURLOW: CLIENT SERVICES
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February 28, 2008

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

Re: Park Center III Owners' Association, Inc.

Gentlemen:

Enclosed are the following documents for your consideration:

1. Copy of your letter dated February 18, 2008.
2. Original and one copy of the amended articles.

Very truly yours,



ROBERT S. THURLOW
RST/dwb
encs.



FLORIDA DEPARTMENT OF STATE
Division of Corporations

February 18, 2008

ROBERT S. THURLOW, ESQ.
415 CANAL ST.
NEW SMYRNA BEACH, FL 32168

SUBJECT: PARK CENTER III OWNERS' ASSOCIATION, INC.
Ref. Number: W08000008506

We have received your document for PARK CENTER III OWNERS' ASSOCIATION, INC. and your check(s) totaling \$103.75. However, the enclosed document has not been filed and is being returned for the following correction(s):

The registered agent and street address must be consistent wherever it appears in your document.

The person designated as registered agent in the document and the person signing as registered agent must be the same.

Please return the corrected original and one copy of your document, along with a copy of this letter, within 60 days or your filing will be considered abandoned.

If you have any questions concerning the filing of your document, please call (850) 245-6047.

Carolyn Lewis
Regulatory Specialist II
New Filing Section

Letter Number: 208A00010264

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DIVISION OF CORPORATIONS

copy of this letter, within 60 days or your filing will be considered abandoned.
Please return the corrected original and one copy of your document, along with
signed as registered agent under penalty of perjury.
The enclosed check(s) totaling \$103.75 is for the processing fee.

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ARTICLES OF INCORPORATION

OF

2008 FEB 29 PM 1:48

PARK CENTER III OWNERS' ASSOCIATION, INC. SECRETARY OF STATE
TALLAHASSEE, FLORIDA

A FLORIDA CORPORATION NOT FOR PROFIT

ARTICLE I

The name of this corporation is, "PARK CENTER III OWNERS' ASSOCIATION, INC.", whose principal office and mailing address is located at 110 East Yelkca Terrace, Edgewater, Florida 32132. The registered office address is 110 East Yelkca Terrace, Edgewater, Florida 32132.

ARTICLE II

The duration of the Corporation is perpetual.

ARTICLE III

This corporation is not authorized to issue stock.

ARTICLE IV

The purpose for which this corporation is organized is to provide an entity for the management and operation of PARK CENTER III, a Commercial Condominium to be created in accordance with the provisions of the Condominium Act and to be located at Edgewater, Florida (hereinafter the "Condominium").

ARTICLE V

In accordance with Section 617.0203, Florida Statutes, the date when corporate existence shall commence is the date of filing

of these Articles of Incorporation.

ARTICLE VI

All owners of record of title in fee simple to a Unit in the Condominium shall, by virtue of such ownership, be members of this corporation. Membership shall terminate upon the alienation of such ownership interests.

ARTICLE VII

The Corporation shall have all of the powers enumerated in:
(a) Chapter 718, Florida Statutes (the Condominium Act); and (b) Chapter 617, Florida Statutes, to the extent that such powers are consistent with the provisions of Chapter 718.

ARTICLE VIII

The incorporator is Eva Brandner, whose address is 110 East Yelkca Terrace, Edgewater, Florida 32132.

ARTICLE IX

The initial Board of Directors shall consist of two (2) persons. The names and addresses of the initial directors are as follows:

Name	Address
Eva Brandner	110 East Yelkca Terrace, Edgewater, FL 32132
Harold Brandner	110 East Yelkca Terrace, Edgewater, FL 32132

Subsequent Boards of Directors shall be constituted and

...elected as set forth in the By-Laws of the Corporation. All directors, other than the initial directors, shall be members of the Corporation.

ARTICLE X

The officers of the corporation shall be elected by the Board of Directors in accordance with provisions of the By-Laws of the Corporation.

ARTICLE XI

The Corporation shall indemnify each Officer and Director, including former Officers and Directors, to the full extent permitted by law.

ARTICLE XII

The By-Laws of the Corporation shall be adopted by the initial Board of Directors and may thereafter be amended in accordance with the provisions thereof.

ARTICLE XIII

On all matters upon which the members of the Corporation shall be entitled to vote under the By-Laws, there shall be one vote for each Unit in the Condominium, which vote shall be cast as provided for in the By-Laws.

ARTICLE XIV

The Corporation reserves the right to amend or repeal any provisions contained in these Articles of Incorporation or any amendment to them, and any right conferred upon the members is subject to this reservation.

ARTICLE XV

The initial registered office of the Corporation shall be located at 110 East Yelkca Terrace, Edgewater, Florida 32132 and the initial registered agent shall be Eva Brandner at that address.

IN WITNESS WHEREOF, the undersigned subscriber has executed these Articles of Incorporation this 8th day of February, 2008.



EVA BRANDNER, INCORPORATOR

**CERTIFICATE DESIGNATING PLACE OF BUSINESS OR DOMICILE
FOR THE SERVICE OF PROCESS WITHIN FLORIDA,
NAMING AGENT UPON WHOM PROCESS MAY BE SERVED**

IN COMPLIANCE WITH SECTION 48.091, FLORIDA STATUTES, THE
FOLLOWING IS SUBMITTED:

FIRST--THAT THE PARK CENTER III OWNERS' ASSOCIATION,
INC., DESIRING TO ORGANIZE OR QUALIFY UNDER THE LAWS OF THE STATE
OF FLORIDA, WITH ITS PRINCIPAL PLACE OF BUSINESS IN THE TOWN OF

EDGEWATER, STATE OF FLORIDA, HAS NAMED EVA BRANDNER LOCATED AT 110
EAST YELKCA TERRACE, EDGEWATER, FLORIDA 32132 AS ITS AGENT TO
ACCEPT SERVICE OF PROCESS WITHIN THE STATE OF FLORIDA.

DATED: February 08, 2008.



EVA BRANDNER, INCORPORATOR

HAVING BEEN NAMED TO ACCEPT SERVICE OF PROCESS FOR THE
ABOVE STATED CORPORATION, AT THE PLACE DESIGNATED IN THIS
CERTIFICATE, I HEREBY CERTIFY THAT I UNDERSTAND THE OBLIGATIONS OF
A REGISTERED AGENT, AND AGREE TO ACT IN THIS CAPACITY, AND I
FURTHER AGREE TO COMPLY WITH THE PROVISION OF ALL STATUTES
RELATIVE TO THE PROPER AND COMPLETE PERFORMANCE OF MY DUTIES.



EVA BRANDNER

DATED: February 08, 2008.