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TALLAHASSEE, FLORIDA

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LAW OFFICES
PATTERSON & HARMON, P.A.

BLAKE M. HARMON
GEORGE A. PATTERSON (Retired)

Box A-6, Suite 480
4701 North Federal Highway
Pompano Beach, Florida 33064-6562

Telephone (954) 785-5858
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February 26, 2015

Via Federal Express

Department of State
Division of Corporation
409 East Gaines Street
Tallahassee, Florida 32399

RE: The 45th Way Property Owners Association, Inc.
Our File No. 17,741

Ladies and Gentlemen:

Enclosed are the original and one copy of the Articles of Incorporation for the above-named proposed Florida corporation. Also enclosed is our firm's check in the amount of \$78.75 payable to the Department of State, representing payment of the following:

Filing Fees	\$35.00
Certified Copy	\$ 8.75
Registered Agent	
<u>Designation</u>	<u>\$35.00</u>

TOTAL: \$78.75

Please file the enclosed Articles of Incorporation and return a certified copy to the undersigned.

Thank you for your consideration in this matter.

Very truly yours,


BLAKE M. HARMON

BMH/mwb
Enclosures

**ARTICLES OF INCORPORATION
OF
THE 45TH WAY PROPERTY OWNERS ASSOCIATION, INC.**

The undersigned executes and files these Articles of Incorporation pursuant to F.S.
Chapter 617:

ARTICLE I - NAME

The name of this corporation is THE 45TH WAY PROPERTY OWNERS
ASSOCIATION, INC. ("the Association").

ARTICLE II - ADDRESS

The street address of the principal office of the Association is c/o Daniel C. Mancini,
3100 S.W. 15th Street, Deerfield Beach, FL 33442, and its mailing address is the same.

ARTICLE III - PURPOSE

The purpose of the Association is to act as the Association under a certain Declaration
of Covenants, Conditions, Easements and Restrictions required by Broward County with
respect to Surface Water Management License #SWM2001-127-O and Environmental
Resource Permit #06-03805-P ("the Declaration") as same has been or will be recorded in
the Public Records of Broward County, Florida.

ARTICLE IV - POWERS

The Association shall have all powers and duties as set forth in the Declaration as well
as in F.S. Chapter 617.

ARTICLE V - DIRECTORS

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The affairs of the Association shall be managed by a board of directors consisting of three (3) people. The initial three (3) directors shall be Daniel C. Mancini, Edward Mancini and Cristobal Jimenez. The timing and method for election of successor directors shall be as stated in the Bylaws of the Association.

ARTICLE VI - MEMBERSHIP AND VOTING

Membership and voting rights shall be as stated in the Declaration.

ARTICLE VII - REGISTERED AGENT

The Association's registered agent is Daniel C. Mancini and the street address of the Association's initial registered office is 3100 S.W. 15th Street, Deerfield Beach, FL 33442.

ARTICLE VIII - INCORPORATOR/PERSON SIGNING

The name and address of the person executing these Articles is as follows:

Daniel C. Mancini
3100 S.W 15th Street
Deerfield Beach, FL 33442

ARTICLE IX - AMENDMENTS

Amendments to these Articles shall be made in the manner set forth in F.S. Section 617.1002 or as provided in the Declaration.

ARTICLE X - INDEMNIFICATION

The Association shall indemnify any officer or director, or any former officer or director, to the full extent permitted by law.

IN WITNESS WHEREOF, the undersigned subscriber has executed these Articles of Incorporation this 30 day of JANUARY, 2014.




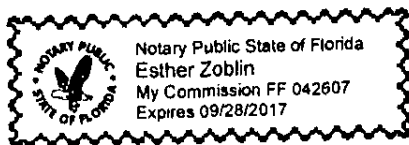
Daniel C. Mancini, Incorporator

STATE OF FLORIDA)

) ss:

COUNTY OF BROWARD)

The foregoing was acknowledged before me this 30 day of JANUARY, 2014, by Daniel C. Mancini, Incorporator, who is personally known to me.



Signature of Person Taking

Acknowledgment



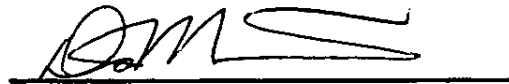
Name typed, printed or stamped

Title or Rank: _____

Serial Number: _____

Acceptance of Designation

The undersigned, Daniel C. Mancini, hereby accepts the designation of himself as registered agent for The 45th Way Property Owners Association, Inc. and agrees to serve in compliance with all applicable Florida Statutes. I am familiar with and accept the obligations of my position as registered agent.

A handwritten signature in black ink, appearing to read 'D.C. Mancini', is written over a solid horizontal line.

DANIEL C. MANCINI