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May 5, 1995

Florida Secretary of State  
Division of Corporations  
Post Office Box 6327  
Tallahassee, Florida 32314

Re: Articles of Incorporation  
K & J Condominium Association, Inc.

Gentlemen:

Enclosed please find the Articles of Incorporation of the above referenced corporation, together with the Statement of Acceptance as Registered Agent and extra copy of each for certification and return. We have enclosed our check in the sum of \$78.75 for filing fees.

Should you have any questions or if there is anything further that you require at this time concerning the filing of this corporation, please do not hesitate to call our office. Your prompt attention is appreciated.

Very Truly Yours,



Martha S. Eskuchen  
Attorney at Law

MSE/rh

Enclosures

cc: Client

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SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

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95 MAY 12 AM 11:21

CLERK OF STATE  
TALLAHASSEE, FLORIDA

ARTICLES OF INCORPORATION

OF

K & J CONDOMINIUM ASSOCIATION, INC.

I, the undersigned, hereby form a non-profit corporation under the laws of the State of Florida, pursuant to Florida Statute 617, et seq., and hereby certify as follows:

ARTICLE I

The name of the corporation shall be:

K & J Condominium Association, Inc.

The principal place of business of this corporation shall be 506 Commerce Way, Unit B, Jupiter, Florida 33458.

ARTICLE II

The general purpose of this non-profit corporation shall be as follows:

To be the "Association" (as defined in the Condominium Act of the State of Florida, Florida Statute 718, et seq.) for the operation of a Condominium created pursuant to the provisions of the Condominium Act; and as such Association, to operate and administer said Condominium and carry out the functions and duties of said Condominium set forth in the Declaration of Condominium established for said Condominium.

ARTICLE III

All persons who are owners of condominium parcels with said Condominium shall automatically be members of this corporation. Such membership shall automatically terminate when such person is no longer the owner of a condominium parcel. Membership in this corporation shall be limited to such condominium parcel owners.

Subject to the foregoing, admission to and termination of membership shall be governed by the Declaration of Condominium that shall be filed for said Condominium among the public records of Palm Beach County, Florida.

ARTICLE IV

This corporation shall have perpetual existence.

#### ARTICLE V

The name and residence of the subscriber to these Articles of Incorporation at that address is:

KYLE BOURQUE  
109 East Riviera Drive  
Jupiter, Florida 33469

#### ARTICLE VI

Section 1. The affairs of the corporation shall be managed and governed by a Board of Directors composed initially of four (4) members. The Directors, subsequent to the first Board of Directors, shall be elected at the annual meeting of the membership for a term of one (1) year, or until their successors shall be elected and shall qualify. Provisions for such election, and provisions respecting the removal, disqualification and resignation of Directors and for filling vacancies on the Directorate, shall be established by the Bylaws.

Section 2. The following persons shall constitute the first Board of Directors and shall serve until the first election of the Board of Directors at the first regular meeting of the membership:

KYLE BOURQUE  
506 Commerce Way, Unit B  
Jupiter, Florida 33458

GLORIA TANNER  
506 Commerce Way, Unit A  
Jupiter, Florida 33458

MARTHA S. ESKUCHEN  
14041 U. S. Highway One, Suite D  
Juno Beach, Florida 33408

FREDERICK M. DAHLMEIER  
631 U.S. Highway One, Suite 4100  
North Palm Beach, Florida 33408

#### ARTICLE VII

The names of the officers who are to serve until the first election of officers, pursuant to the terms of the Declaration of Condominium and Bylaws, are as follows:

KYLE BOURQUE                      President

GLORIA TANNER      Secretary/Treasurer

#### ARTICLE VIII

The Bylaws of the corporation shall initially be made and adopted by its first Board of Directors.

Prior to the time that the property referred in Article II hereinabove has been submitted to condominium ownership by the filing of the Declaration of Condominium, the first Board of Directors shall have full power to amend, alter or rescind said Bylaws by a majority vote.

After the property referred in Article II hereinabove has been submitted to condominium ownership by the filing of the Declaration of Condominium, the Bylaws may be amended, altered, supplemented, or modified by the membership, at the annual meeting, or at a duly convened special meeting of the membership, attended by a majority of the membership, by vote, as follows:

The proposed change must be approved by the majority approval of the Board of Directors.

#### ARTICLE IX

Amendments to these Articles of Incorporation may be proposed by any Member or Director and shall be adopted in the same manner as is provided for the amendment of the Bylaws as set forth in Article VIII above. Said amendment(s) shall be effective when a copy thereof, together with an attached certificate of its approval, by the Membership, sealed with the corporate seal, signed by the Secretary/Treasurer, or an assistant Secretary, and executed and acknowledged by the President has been filed with the Secretary of State and all filing fees paid.

#### ARTICLE X

This corporation shall have all of the powers set forth in Florida Statute 617.021, all of the powers set forth in the Condominium Act of the State of Florida, and all powers granted to it by the Declaration of Condominium and exhibits annexed thereto, including the power to contract for the management of the condominium and any recreational facilities leased to the Association.

#### ARTICLE XI

There shall be no dividends paid to any of the Members nor shall any part of the income of the corporation be distributed to its Board of Directors or Officers. In the event there are any excess receipts over disbursements as a result of performing

services, such excess shall be either refunded to the unit owners or kept by the Association and applied against the Association's expenses for the following year as shall be determined by a vote of the unit owners subject to approval by the Board of Directors of the Association. The corporation may pay compensation in a reasonable amount to its Members, Directors and Officers for services rendered, may confer benefits upon its Members in conformity with its purposes, and upon dissolution or final liquidation, may make distribution to its Members as is permitted by the Court having jurisdiction thereof, and no such payment, benefit or distribution shall be deemed to be a dividend or distribution of income.

This corporation shall issue no shares of stock of any kind or nature whatsoever. Membership in the condominium and the transfer thereof, as well as the number of Members, shall be upon such terms and conditions as provided for in the Declaration of Condominium or Bylaws.


#### ARTICLE XII


The principal office of the corporation shall be located at: 506 Commerce Way, Jupiter, Florida 33458, but the corporation may maintain offices and transact business in such other places within or without the State of Florida as may from time to time be designated by the Board of Directors.


The registered agent of the corporation shall be: KYLE BOURQUE, and his address is: 506 Commerce Way, Unit B, Jupiter, Florida 33458, for the purpose of accepting service of process for the above stated corporation.

IN WITNESS WHEREOF, the subscriber hereto has hereunto set his hand and seal this 2nd day of May, 1995.

Signed in the presence of:

  
Witness  
Print Name: Martha S. Eskuchen

  
Witness  
Print Name: Rebecca Huffman

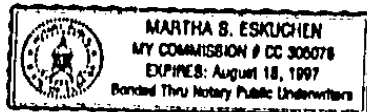
  
KYLE BOURQUE, Incorporator

STATE OF FLORIDA                    )  
COUNTY OF PALM BEACH            )

I HEREBY CERTIFY that on this day before me, a Notary Public duly authorized in the State and County aforesaid to take acknowledgments, personally appeared KYLE BOURQUE, who has produced a

Florida Driver's License as identification and is to me known to be the person who has executed the foregoing Articles of Incorporation of K & J CONDOMINIUM ASSOCIATION, INC. and who has acknowledged before me that he executed same.

IN WITNESS WHEREOF, I have herunto subscribed my name and affixed my official seal in the State and County aforesaid this 5th day of May, 1995.



*Martha S. Eskuchen*  
NOTARY PUBLIC, STATE OF FLORIDA  
Martha S. Eskuchen  
Commission No. and Expiration Date:

#### STATEMENT OF REGISTERED AGENT

In pursuance of Chapter 607 of the Florida Statutes, the following is submitted, in compliance with said Act:

FIRST, that K & J Condominium Association, Inc., a Florida corporation with its principal office at 506 Commerce Way, Unit B, Jupiter, Florida 33458, has appointed KYLE BOURQUE, as its agent to accept service of process within this State.

Having been named to accept service of process for the above stated corporation, at the place designated in this certificate, I hereby accept to act in this capacity, and agree to comply with the provisions of all statutes relative to the proper and complete performance of my duties, and I accept the duties and obligations of Section 607.0505 Florida Statutes.

Dated: 5-2-95, 1995

By: *Kyle Bourque*  
KYLE BOURQUE  
Registered Agent

12 MAY 21 AM '95