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August 27, 1996

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

Subject: Tropical Pines Civic Association, Inc.

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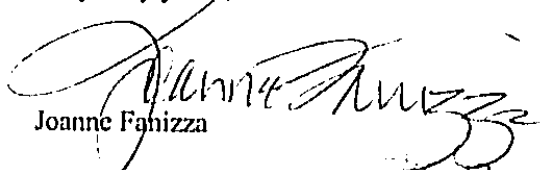
To Whom It May Concern:

Enclosed is an original plus one copy of the Articles of Incorporation of Tropical Pines Civic Association, Inc., Designation of Registered Agent/Acceptance of Designation of Registered Agent, plus my firm's Trust Account check in the amount of \$122.50, which represents the fees for filing, a certified copy of the Articles and a certificate of status. This filing is being made pursuant to the Florida Not for Profit Corporation Act.

Upon review and acceptance, please return the appropriate documents to me, along with information on how to obtain a federal Employer Identification Number, at my firm address above.

If you have any questions about the foregoing or the enclosed, please feel free to contact me at my office telephone number. Thank you for your kind and expeditious handling of the foregoing.

Very truly yours,

  
Joanne Fanizza

JF/slm

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**ARTICLES OF INCORPORATION OF  
TROPICAL PINES CIVIC ASSOCIATION, INC.**

The undersigned, acting as incorporator, adopts the following Articles of Incorporation for the entity described herein for the purpose of forming a not-for-profit corporation pursuant to Chapter 617, Florida Statutes:

**Article I  
NAME**

The name of this not-for-profit corporation is Tropical Pines Civic Association, Inc.

**Article II  
PURPOSE**

This not-for-profit corporation is organized for the purpose of transacting any and all lawful business permitted by Chapter 617, Florida Statutes, and not inconsistent with any other law; specifically, this corporation is organized for conducting civic-related activities.

**Article III  
NON-STOCK BASIS**

This not-for-profit corporation is organized under a non-stock basis.

**Article IV  
BUSINESS ADDRESS AND PRINCIPAL PLACE OF BUSINESS**

The address of the initial principal office of this not-for-profit corporation is 1800 Northeast 26th Street, Wilton Manors, Florida 33305; the principal place of business of the not-for-profit corporation shall be Broward County, Florida.

**Article V  
REGISTERED AGENT/INITIAL REGISTERED OFFICE**

The Registered Agent of this not-for-profit corporation is Joanne Fanizza, and its initial registered office is 1800 Northeast 26th Street, Fort Lauderdale, Florida 33305.

Article VII  
INITIAL BOARD OF DIRECTORS

This corporation shall initially have four directors. The number of directors may be either increased or decreased from time to time in accordance with the By-Laws, but shall never be less than three (3). The manner in which the directors are to be elected is set forth in the By-Laws. The names and addresses of this corporation's initial directors are:

Joanne Fanizza, President/Director  
Beverly Lugo, Vice President/Director  
Lynn Roxby, Secretary/Director  
Barbara Foreman, Treasurer/Director  
1800 Northeast 26th Street  
Fort Lauderdale, Florida 33305

Article VIII  
INCORPORATOR

The name and address of the person signing these Articles is:

Joanne Fanizza, President/Director  
1800 Northeast 26th Street  
Fort Lauderdale, Florida 33305

Article IX  
INDEMNIFICATION

This not-for-profit corporation shall indemnify and hold harmless any officers or directors, or any former officers or directors, to the full extent permitted by law. The officers and directors shall not have personal liability for any debts of the corporation, to the full extent permitted by law.

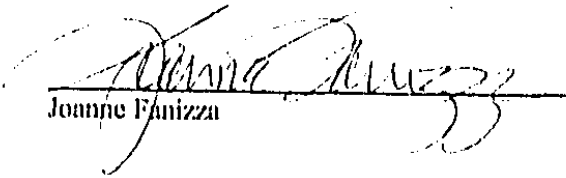
Article X  
AMENDMENTS

This not-for-profit corporation reserves the right to modify, amend or repeal any of the provisions contained within these Articles of Incorporation, or any amendments thereto, in accordance with its By-Laws and Chapter 617, Florida Statutes.

**Article XI**  
**CORPORATE POWERS**

This not-for-profit corporation has the power to do all things permitted by Fla. Stat. § 617.0302 and its By-Laws, as well as all other state and federal laws that govern its authority to act.

IN WITNESS WHEREOF, the undersigned incorporator has executed these Articles of Incorporation on this 28th day of August, 1996.

  
Joanne Fanizza

STATE OF FLORIDA       )  
                                      ):ss  
COUNTY OF BROWARD   )

BEFORE ME, the undersigned authority, personally appeared JOANNE FANIZZA, who is personally known to me to be the person who executed the foregoing Articles of Incorporation, and who also acknowledged before me that she executed same.

IN WITNESS WHEREOF, I have set my hand and affixed my official seal, in the County and State set forth above, on this 28th day of August, 1996.

  
NOTARY PUBLIC

My commission expires:



JANET KAY JEWELL  
My Commission CC415808  
Expires Dec. 02, 1998  
Bonded by NFNU  
800-224-6308

## CERTIFICATE OF REGISTERED AGENT

In compliance with Chapters 48 and 617, Florida Statutes, and any other applicable laws, **Tropical Pines Civic Association, Inc.**, desiring to organize and/or qualify as a not-for-profit corporation under the laws of the State of Florida, and with its principal place of business at **1800 Northeast 26th Street, Fort Lauderdale, Florida**, does hereby designate **Joanne Fanizza, 1800 Northeast 26th Street, Fort Lauderdale, Florida**, as its registered agent to accept service of process within Florida.

Dated this 28th day of August, 1996.

## Joanne Fanizza

### ACCEPTANCE OF APPOINTMENT AS REGISTERED AGENT

Having been designated Registered Agent to accept service of process on the aforementioned and described Corporation at the location designated above to accept service of process, I hereby accept my appointment as Registered Agent simultaneously with my designation as same, I agree to comply with the provisions of all statutes pertinent to the proper and efficient performance of my duties as same, and I further attest that I am familiar with the obligations of the position.

Dated this 28th day of August, 1996.

Joanne Fañizza