LAW OFFICES
LEONARD & MORRISON
10TH FLOOR
4875 NORTH FEDERAL HIGHWAY
FORT LAUDERDALE, FLORIDA 33308

WILLIAM F. LEONARD
RICHARD W. MORRISON
C. GLENN LEONARD
MICHAEL P. HAMAWAY

OF COUNSEL
WILLIAM ROBERT LEONARD

TELEPHONE (954) 776-3000
FAX (954) 776-3009

Please reply to:
POST OFFICE BOX 11025
FORT LAUDERDALE, FLORIDA 33339

N96000004675

August 2?, 1996

Mr. David Mann, Director
Division of Corporations
Secretary of State
409 E. Gaines Street
Tallahassee, Florida 32301

Re: 1317 ASSOCIATION, INC.

Dear Mr. Mann:

I enclose herewith the original and one copy of the Articles of Incorporation of 1317 ASSOCIATION, INC., as well as a check in the amount of $122.50, as and for the filing fee for said Articles and Registered Agent Designation.

Please return the certified copy of Articles of Incorporation to us as soon as is possible. Your quick service is greatly appreciated.

Sincerely,

C. GLENN LEONARD
CGL/cb
Enclosures
S:\SHARED\WP51\FORMS\CORPORAT.FRM\ARTSINC.LTR

AP 9/16

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TELEPHONE (954) 776-3000
FAX (954) 776-3009

Please reply to:
POST OFFICE BOX 11098
FORT LAUDERDALE, FLORIDA 33339

September 6, 1996

Mr. David Mann, Director
Division of Corporations
Secretary of State
409 E. Gaines Street
Tallahassee, Florida 32301

Re: 1317 ASSOCIATION, INC., a nonprofit corporation

Dear Mr. Mann:

I enclose herewith the original and one copy of the Articles of Incorporation of 1317 ASSOCIATION, INC., as well as a check in the amount of $122.50, as and for the filing fee for said Articles and Registered Agent Designation.

Additionally we are returning your letter of September 3, 1996 as you requested.

Please return the certified copy of Articles of Incorporation to us as soon as is possible. Your quick service is greatly appreciated.

Sincerely,

C. GLENN LEONARD
CGL/cb
Enclosures
S:\SHARED\WP51\FORMS\CORPORAT.FRM\ARTSINC.LTR

FLORIDA DEPARTMENT OF STATE
Sandra B. Mortham
Secretary of State

September 3, 1996

C. GLENN LEONARD
LEONARD & MORRISON
P.O. BOX 11025
FORT LAUDERDALE, FL 33308

SUBJECT: 1317 ASSOCIATION, INC.
Ref. Number: W96000018396

We have received your document for 1317 ASSOCIATION, INC. and check(s) totaling $122.50. However, the enclosed document has not been filed and is being returned to you for the following reason(s):

According to section 607.0202(1)(b) or 617.0202(1)(b), Florida Statutes, you must list the corporation's principal office, and if different, a mailing address in the document. If the principal address and the registered office address are the same, please indicate so in your document.

The registered agent and registered office listed in your articles of incorporation must be consistent throughout the document.

Section 617.0803, Florida Statutes, requires that the board of directors never have fewer than three directors.

Please return the enclosed check for $122.50 or a newly issued check with your corrected document.

Please return 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 (904) 487-6926.

Teresa Brown
Corporate Specialist

Letter Number: 596A00041270

FILED
96 SEP 10 AM 9:16

ARTICLES OF INCORPORATION
OF
1317 ASSOCIATION, INC.
a Florida corporation not for profit.

ARTICLE I - Name

The name of this corporation shall be 1317 ASSOCIATION, INC.

ARTICLE II - Term of Existence

The term of this corporation is perpetual.

ARTICLE III - Nature of Business

This corporation may engage in any activity or business permitted under the laws of the United States and the State of Florida, including specifically that permitted by Chapter 617, Florida Statutes; provided this corporation may not engage in any activity for profit and must dispose of all funds on a yearly basis to an appropriate charitable organization.

ARTICLE IV - PURPOSE

The purpose of this corporation is to provide the members with an organization for the operation and management of the improved property which is known as the Common Area located in Broward County, Florida, and more particularly described as follows:

> Lots 4 through 12, Block 23, CROISSANT PARK, according to the Plat thereof, as recorded in Plat Book 4, Page 28 of the Public Records of Broward County, Florida.

ARTICLE V - POWERS

The corporation shall have the following powers: The Association shall have all of the common law and statutory powers of a corporation not for profit which are not in conflict with the By-Laws of said corporation.

ARTICLE VI - MEMBERS

The record owners, from time to time, of the UNITS, more particularly described as follows: Unit A, Unit B, Unit C, Unit D, Unit E, Unit F, Unit G, Unit H and Unit I.

Each UNIT shall be entitled to one vote in all matters for which a vote of the membership is required.

ARTICLE VII - Directors

The number of directors constituting the initial Board of

Directors shall be ~~two~~ three. The names and addresses of each person serving on the initial Board of Directors are as follows:

NAME	ADDRESS
DENNIS HAMILTON	401 N.W. 118th Avenue Plantation, Florida 33324
JAMES HAMILTON	401 N.W. 118th Avenue Plantation, Florida 33324
C. GLENN LEONARD	4875 N. Federal Hwy, 10th Flr, Ft. Laud., Fla. 33308

Directors shall be elected annually by the members as provided in the By-Laws of the corporation.

ARTICLE VIII - MANAGEMENT OF CORPORATION BY INITIAL OFFICERS

The following initial officers shall manage the affairs of the corporation and such officers shall be selected or appointed for a term of one (1) years, or until such time as the ByLaws may provide:

President: Dennis Hamilton
Vice-President: James Hamilton
Secretary/Treasurer: James Hamilton

ARTICLE IX - INDEMNIFICATION

Every Director and every officer of the corporation shall be indemnified by the Association against all expenses and liabilities, including counsel fees reasonably incurred by or imposed upon him or her in connection with any proceedings to which he or she may be a part or in which he or she may become involved, by reason of his or her being or having been a Director or officer of the Association, or any settlement thereof, whether or not he or she is a Director or officer at the time such expenses are incurred, except in such cases wherein the director or officer is adjudged guilty of willful misfeasance or malfeasance in the performance of his or her duties; provided, that in the event of a settlement, the indemnification herein shall apply only when the Board of Directors approves such settlement and reimbursement as being for the best interests of the Association. The foregoing right of indemnification shall be in addition to and not exclusive of all other rights to which such Director or officer may be entitled.

ARTICLE IX - By-Laws

The Directors of the corporation shall have the right to make and adopt such ByLaws as they shall deem proper and advisable and such ByLaws shall be made, altered or rescinded upon a two-thirds vote of all of the Board of Directors at any regular or special Board of Directors meeting of the corporation called for that purpose.

ARTICLE X - Amendment to Articles
of Incorporation

No amendment may be made to these Articles of Incorporation or ByLaws without the unanimous consent of the Unit Owners, there being one vote for each UNIT.

ARTICLE XI - Subscribers

The names and addresses of the subscribers of these Articles of Incorporation are:

NAME	ADDRESS
DENNIS HAMILTON	401 N.W. 118th Avenue Plantation, Florida 33324
JAMES HAMILTON	401 N.W. 118th Avenue Plantation, Florida 33324

ARTICLE XII - REGISTERED OFFICE AND AGENT
and Principal Office

1. The initial Registered Office/of this corporation shall be ~~401 N.W. 118th Avenue, Plantation, Florida 33324~~. The initial Registered Agent of this corporation shall be: 4875 N.Fed Hwy, 10Flr Ft.Laud.,Fl 33308

C. GLENN LEONARD
4875 North Federal Highway, 10th Floor
Ft. Lauderdale, Florida 33308

IN WITNESS WHEREOF, WE, the undersigned, being the original Incorporators of the foregoing corporation, do hereby certify that the foregoing constitutes the proposed Articles of Incorporation of 1317 ASSOCIATION, INC., a Florida non-profit corporation, and we hereby declare and certify that the facts herein stated are true.

Dennis Hamilton
DENNIS HAMILTON

James Hamilton
JAMES HAMILTON

C. G[illegible]
C. GLENN LEONARD

STATE OF FLORIDA

COUNTY OF BROWARD

I HEREBY CERTIFY that this day in the next above named State and County, before me, an officer duly authorized and acting, personally appeared, DENNIS HAMILTON and JAMES HAMILTON, who presented [illegible] as identification and who executed the foregoing instrument, and acknowledged then and there before me that they executed said instrument for the purposes and reasons set out therein.

WITNESS my hand and official seal this ___________ day of July, 1996.

Notary Public
My Commission expires:

CAROL BARTEL
MY COMMISSION # CC344382 EXPIRES
March 5, 1998
BONDED THRU TROY FAIN INSURANCE INC

CERTIFICATE OF DESIGNATION OF
REGISTERED AGENT/REGISTERED OFFICE

Pursuant to the provisions of Section 607.0501 and 617.0501, Florida Statutes, the undersigned corporation, organized under the laws of the State of Florida, submits the following statement in designating the registered office/registered agent, in the State of Florida.

1. The name of the corporation is: 1317 Association, Inc.

2. The name and address of the registered agent and office is:

C. GLENN LEONARD
4875 North Federal Highway, 10th Floor
Ft. Lauderdale, Florida 33308

Having been named as registered agent and to accept service of process for the above stated corporation at the place designated in this certificate, I hereby accept the appointment as registered agent and agrees to act in this capacity. I further agree to comply with the provisions of all statutes relating to the proper and complete performance of my duties, and I am familiar with an accept the obligations of my position as registered agent.

C. Glenn Leonard

Signature
S:\SHARED\WP51\CGL\R\1317ASSO.RFP

State of Florida
County of Broward

I HEREBY CERTIFY that this day in the next above named State and County, before me, an officer duly authorized and acting, personally appeared, C. GLENN LEONARD, who presented [illegible] as identification and who executed the foregoing instrument, and acknowledged then and there before me that he executed said instrument for the purposes and reasons set out therein.

WITNESS my hand and official seal this ____ day of September, 1996.

Notary Public
My Commission expires:

CAROL BARTEL
MY COMMISSION # CC344382 EXPIRES
March 5, 1998
BONDED THRU TROY FAIN INSURANCE INC