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NAME: RUNWAY 5-23 HANGAR CONDOMINIUM ASSOCIATION, AUDIT
NUMBER.....H98000007078 DOC TYPE.....FLORIDA NON-PROFIT CORPORATION CERT.
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**Articles of Incorporation
of
Runway 5-23 Hangar
Condominium Association, Inc.
A Florida corporation, Not for Profit**

The undersigned incorporator, for the purpose of forming a corporation under the Florida Not-for-Profit Corporation Act, Chapter 617, Florida Statutes, adopt to following articles of incorporation:

**ARTICLE ONE
NAME**

The name of this corporation is Runway 5-23 Hangar Condominium Association, Inc., a Florida corporation, Not-For-Profit.

**ARTICLE TWO
DURATION**

The date and time of commencement of corporate existence is the date and time of the recording of the Declaration of Condominium for Runway 5-23 Hangar Condominium. The corporation shall have perpetual existence.

**ARTICLE THREE
PURPOSE**

This corporation is organized exclusively to administer the affairs of the corporation; to maintain, preserve and protect the common elements and limited common elements of the Runway 5-23 Hangar Condominium; and to enforce, by any legal means, the provisions of the Declaration of Condominium of Runway 5-23 Hangar Condominium.

**ARTICLE FOUR
PRINCIPAL OFFICE**

The place in this state where the principal office of the corporation is to be located is 3700 Airport Road, Boca Raton, Florida.

CHARLES R. MORGENSTEIN, P.A.
3700 AIRPORT ROAD, SUITE 307
BOCA RATON, FLORIDA 33431
(561) 750-9284 - BAR# 312029.

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ARTICLE FIVE
REGISTERED OFFICE AND REGISTERED AGENT

The address of the corporation's initial registered office is 3700 Airport Road, Boca Raton, Florida 33431, and the name of the corporation's initial registered agent at that address is Mark Wantshouse.

ARTICLE SIX
DIRECTORS

The number of directors constituting the initial board of directors is Three (3), and the names and addresses of the persons who are to serve as initial directors are:

<u>Name</u>	<u>Address</u>
Mark Wantshouse	3700 Airport Road Boca Raton, FL 33431
Michael Wheeler	3700 Airport Road Boca Raton, FL 33431
Michael Faren	3700 Airport Road Boca Raton, FL 33431

ARTICLE SEVEN
INCORPORATORS

The name and address of the incorporator is: Mark Wantshouse, and his address is 3700 Airport Road, Boca Raton, FL 33431.

ARTICLE EIGHT
MEMBERS

The members of the corporation shall be all record title owners of units within the Runway 5-23 Hanger Condominium, according to the Declaration of Condominium therefore.

ARTICLE NINE
VOTING INTERESTS

The owner of each unit shall have a voting interest equal to the percentage of the common expense allocated in Exhibit J to the Declaration of Condominium to each unit owned by each such owner.

ARTICLE TEN
ELECTION OF DIRECTORS

At the inception of the corporation, all three Directors shall be appointed by the Declarant, Boca Airport Hangars, Inc. When Fifteen Percent (15%) of the units in the condominium are sold to unit owners other than the Declarant, those other unit owners shall have the right to elect one member of the Board of Directors. The unit owners other than the Declarant shall be entitled to elect a second member of the Board of Directors on the earlier of: A) Three years after Fifty Percent (50%) of the units have been sold to purchasers other than the Declarant; B) Three months after Ninety Percent (90%) of the units have been sold to purchasers other than the Declarant; or C) Seven years after the recording of the Declaration of Condominium. For so long as the Declarant owns at least one unit in the Condominium, the Declarant shall have the right to appoint one member of the Board of Directors.

ARTICLE ELEVEN
AMENDMENT

These Articles may be amended by the affirmative vote of not less than Seventy-five percent (75%) of the voting interests in the condominium.

Executed by the undersigned at 3700 Airport Road, Boca Raton, Palm Beach County, Florida, on this 6th day of April, 1998.

Mark Wantshouse
Mark Wantshouse, Incorporator

WITNESSES:

Zygmund Klein
Richard H. Pomeroy

I HEREBY CERTIFY that the foregoing instrument was acknowledged before me this 6th day of April, 1998, by MARK WANTSHOUSE, who is (or are) personally known to me or who has produced _____ as identification and who did (did not) take an oath.

WITNESS my hand and official seal in the County and State aforesaid this date.

Richard H. Pomeroy
Notary Public

My commission expires:



RICHARD H. POMEROY
My Commission 00487088
Expires May 14, 1999
Bonded by HAI
800-422-1868

ACCEPTANCE OF REGISTERED AGENT DESIGNATED
IN ARTICLES OF INCORPORATION

MARK WANTSHOUSE having a business office identical with the Registered Office of the corporation listed above, and having been designated as the Registered Agent in the above and foregoing Articles of Incorporation, is familiar with and accepts the obligations of the position of Registered Agent under Section 607.0505, Florida Statutes.



MARK WANTSHOUSE
Registered Agent

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