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Attorney at Law

Griffin Helwig

May 21, 1998

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

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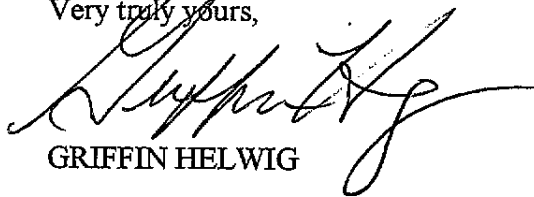
Re: ORTEGA PARK CONDOMINIUM ASSOCIATION, INC.  
(Nonprofit)

Dear Sir/Madam:

In connection with the above nonprofit corporation, I have enclosed the original and a copy of the Articles of Incorporation. I have also enclosed my check in the amount of \$122.50 for the required filing fee and certified copy of the Articles.

Please file the Articles and return the certified copy to me at the above address, and thank you for your assistance in this matter.

Very truly yours,

  
GRIFFIN HELWIG

GH/abc  
Encl.

APPROVED  
AND  
FILED  
98 MAY 26 PM 1:37  
SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

**ARTICLES OF INCORPORATION  
OF  
ORTEGA PARK CONDOMINIUM ASSOCIATION, INC.  
A FLORIDA CORPORATION NOT FOR PROFIT**

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AND  
FILED  
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SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

The undersigned incorporator, by these articles, associate himself for the purpose of forming a corporation not for profit under the laws of the State of Florida, and adopts the following articles of incorporation:

**ARTICLE I. NAME**

The name of this corporation is **ORTEGA PARK CONDOMINIUM ASSOCIATION, INC.** For convenience, the corporation shall be referred to in this instrument as the "association," these articles of incorporation as the "articles," and the bylaws of the association as the "bylaws."

**ARTICLE II. TERM OF EXISTENCE**

The association shall have perpetual existence.

**ARTICLE III. PURPOSE**

This association is organized for the purpose of providing an entity under the Florida Condominium Act ("the Act") for the operation of a condominium located in Duval County, Florida, and known as **ORTEGA PARK, A CONDOMINIUM** ("the condominium"), to be created under the declaration of condominium ("the declaration").

**ARTICLE IV. MEMBERS**

The qualification of members and the manner of their admission shall be as regulated by the bylaws.

**ARTICLE V. INITIAL REGISTERED OFFICE  
AND REGISTERED AGENT**

The street address of the initial registered office of this corporation is 4939 Morven Road, Jacksonville, Florida, 32210, and the name of the initial registered agent of this corporation at that address is **HENRY B. BONAR, II.**

**ARTICLE VI. FIRST BOARD OF DIRECTORS**

The number of persons constituting the first board of directors shall be three and their names and addresses are as follows:

**NAME****ADDRESS**

Henry B. Bonar, II

4939 Morven Road  
Jacksonville, Florida 32210

Barbara L. Bonar

4939 Morven Road  
Jacksonville, Florida 32210

Robert Gregory Bonar

4939 Morven Road  
Jacksonville, Florida 32210

The name and address of the sole incorporator to these articles is as follows:

**NAME****ADDRESS**

Henry B. Bonar, II

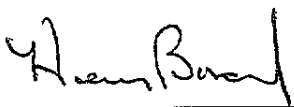
4939 Morven Road  
Jacksonville, Florida 32210**ARTICLE VII. BYLAWS**

The board of directors shall adopt bylaws consistent with these articles. The bylaws may be amended by members in accordance with the terms set forth in the bylaws.

**ARTICLE VIII. AMENDMENT TO ARTICLES OF INCORPORATION**

These articles may be altered, amended or repealed by the incorporator on his own motion or action, from the date hereof until control of the Association is transferred to the owners of the residential dwelling units. These articles may also be amended by written amendment signed by 75% of the unit owners after a proposed amendment is made by not fewer than 50% of the unit owners at a duly called meeting of the Association in accordance with the bylaws.

IN WITNESS WHEREOF, the undersigned incorporator has executed these articles of incorporation on this the 13 day of May, 1998.

  
HENRY B. BONAR, II, Incorporator

STATE OF FLORIDA

COUNTY OF DUVAL

Before me, the undersigned authority, on this 13 day of May, 1998, personally appeared HENRY B. BONAR, II, who ✓ is personally known to me/..... produced ..... as identification, and who was sworn and says that the foregoing is true.

Griffin Helwig  
NOTARY PUBLIC - STATE OF FLORIDA

Print Name: Griffin Helwig.....

My Commission Expires:



GRIFFIN HELWIG  
My Commission CC386718  
Expires Jun. 25, 1998  
Bonded by ANB  
900-852-5878

**ACCEPTANCE OF REGISTERED AGENT**

I HEREBY accept designation as the registered agent of ORTEGA PARK CONDOMINIUM ASSOCIATION, INC.

Henry B. Bonar, II  
Henry B. Bonar, II

APPROVED  
AND  
FILED  
98 MAY 26 PM 1:37  
SECRETARY OF STATE  
TALLAHASSEE, FLORIDA