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INC.

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Articles

1.) Sidonia View Condominium Association, Inc.
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T. SMITH SEP 10 1998

ARTICLES OF INCORPORATION

OF

SIDONIA VIEW CONDOMINIUM ASSOCIATION, INC.

A Florida Not for Profit Corporation

The undersigned subscriber to these Articles of Incorporation, a natural person competent to contract, hereby forms a corporation under the laws of the State of Florida.

ARTICLE I. NAME

The name of the corporation shall be SIDONIA VIEW CONDOMINIUM ASSOCIATION, INC.

The principal place of business of this corporation shall be at 24 & 30 Sidonia Avenue, Coral Gables Florida 33134.

ARTICLE II. PURPOSE

The purpose for which this Corporation is organized is to maintain, operate and manage the Condominium and to operate, lease, trade, sell and otherwise deal with the personal and real property thereof.

ARTICLE III. ADDRESS

The street address of the initial registered office of the corporation shall be 555 NE 15th St., Ste. 100, Miami, Florida 33132 and the name of the initial registered agent of the corporation at that address is John A. Ritter.

ARTICLE IV. TERM OF EXISTENCE

This corporation is to exist perpetually.

ARTICLE V. OFFICERS AND DIRECTORS

This corporation shall have three officers and three

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directors, initially. The name and street address of the initial officer and director who shall hold office for the first year of the corporation, or until their successors are elected or appointed is:

Sixto Figueroa - D, P, S
24 & 30 Sidonia Avenue, Coral Gables, FL 33134

Susy M. Figueroa - D, VP, T
24 & 30 Sidonia Avenue, Coral Gables, FL 33134

Juan Ceballos - D
24 & 30 Sidonia Avenue, Coral Gables, FL 33134

The manner of election of future directors is enumerated in the Bylaws of this corporation.

ARTICLE VI. INCORPORATOR

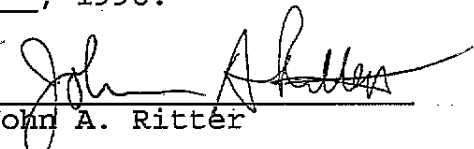
The name and street address of the incorporator to these Articles of Incorporation is:

John A. Ritter
555 NE 15th St., Suite 100, Miami, FL 33132

ARTICLE VII. POWERS OF CORPORATION

No provision of these Articles shall limit in any manner the not-for-profit corporate powers authorized under § 617, Florida Statutes.

IN WITNESS WHEREOF, the undersigned has hereunto set his hand and seal on this 3 day of September, 1998.

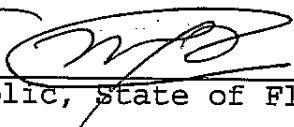


John A. Ritter

STATE OF FLORIDA

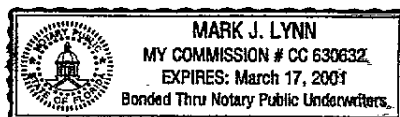
COUNTY OF DADE

The foregoing instrument was acknowledged before me this 3
day of September, 1998, by John A. Ritter who produced
_____ as identification and did not
take an oath. personally known to me



Notary Public, State of Florida at Large

My Commission Expires:



CERTIFICATE DESIGNATING PLACE OF BUSINESS
OR DOMICILE FOR THE SERVICE OF PROCESS
WITHIN THIS STATE, NAMING AGENT UPON WHOM
PROCESS MAY BE SERVED


In pursuance of Chapter 48,091, Florida Statutes, the following is submitted, in compliance with said Act:

SIDONIA VIEW CONDOMINIUM ASSOCIATION, INC. desiring to organize under the laws of the State of Florida, with its principal office, as indicated in the Articles of Incorporation, at City of Miami Beach, County of Dade, State of Florida, has named JOHN A. RITTER located at 555 NE 15th St., Ste. 100, Miami, FL 33132 as its agent to accept service of process within this State.


Incorporator

ACKNOWLEDGMENT BY DESIGNATED AGENT

Having been named to accept service of process for the above stated corporation, at place designated in this certificate, I hereby accept to act in this capacity, and agree to comply with the provision of said Act relative to keeping open said office.


John A. Ritter

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