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Malcolm A. Leonard
Certified Public Accountant, P.A.

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MAY 5, 1999

SECRETARY OF STATE
Division of Corporations
P.O. Box 6327
Tallahassee, Florida 32314

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SECRETARY OF STATE
TALLAHASSEE, FLORIDA

We are enclosing the Certificate of Incorporation for: **THE PARK AT TANGLEWOOD LAKES HOMEOWNERS' ASSOCIATION, INC.**, and a check in the amount of \$70.00.

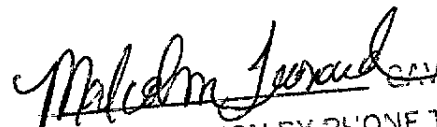
Please send the approved papers to : **MALCOLM A. LEONARD, CPA, P.A., 3810 Hollywood Boulevard, Hollywood, Florida 33021-6730.** Thank you.

Sincerely,

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-06/21/99-01104-008
*****70.00 *****70.00



MALCOLM A. LEONARD, CPA, P.A.


AUTHORIZATION BY PHONE TO
CORRECT HA-act sig. no. inc.
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TALLAHASSEE, FLORIDA

ARTICLES OF INCORPORATION

THE PARK AT TANGLEWOOD LAKES HOMEOWNERS' ASSOCIATION, INC.

The undersigned hereby associate themselves for the purpose of the forming of a not-for-profit corporation under Chapter 617, Florida Statutes, and hereby certify as follows:

Article I.

The name of the corporation shall be THE PARK AT TANGLEWOOD LAKES HOMEOWNERS' ASSOCIATION, INC. and shall hereinafter be referred to as the "Association" and as the "Corporation".

Article II.

The purpose of this not-for-profit corporation shall be to act as the homeowners' association for the property encumbered by the covenants and restrictions of the Park at Tanglewood Lakes Declaration of Covenants and Restrictions located in Pembroke Pines, Florida and as such shall operate and administer said association and carry out the functions and duties thereof as set forth in the Declaration of Covenants and Restrictions established for the said Association. The said Declaration of Covenants and Restrictions shall be referred to below as the "Declaration" and The Park at Tanglewood Lakes, shall be referred to below as the "Property".

Article III.

Unless otherwise specified herein, the terms used in these Articles of Incorporation shall have the same meanings as defined in the Declaration.

Article IV.

The members of this Association shall be all of the record owners of Units at The Park at Tanglewood Lakes. The membership of any member of this Association shall be terminated upon the transfer of title from said member to another person of record; provided, however, that the Association shall not recognize the transferee of any Unit as a

Member of this Association nor shall said transferee be entitled to any of the benefits and privileges of a member of this association unless and until the provisions of the Declaration and By-Laws relating to the transfer or conveyance of Units have been complied with by said transferee and the Board of Directors shall have approved the transferee if said approval is required by the Declaration and By-laws. After which, the new members shall become members of this Association immediately upon recording of their deeds in the Public Records.

Article V.

The existence of the corporation shall be perpetual.

Article VI.

The affairs of the Association are to be managed by its Board of Directors, which shall consist of not less than three (3) or more than nine (9) directors. The officers of the corporation shall consist of a President, Vice President, Treasurer and Secretary, which shall be elected annually by the membership of the Association. One person may hold more than one office, except that the President may not hold any other office of the Association. Whenever the number of directors is less than four (4) the Vice President shall also serve as Treasurer. Each officer shall automatically be deemed to have been elected as a member of the Board of Directors when elected to his office. In the event that the By-Laws, as same may be amended from time to time, provide for more directors than the number of officers provided herein, then the directors who are not serving as officers shall be elected by the membership at the meeting in which the officers are elected.

Article VII.

The offices who are to service until the first election of officers, pursuant to the terms of the Declaration and the By-Laws are as follows:

Director /	President:	Louis Sanchez
Director /	Vice President	Robert Romano
Director /	Secretary:	Lucille Bevans
Director /	Treasurer	Carol M. Karpriel

The first Board of Directors shall serve as directors until the first election of the Board of Directors at the first regular meeting of the membership.

Article VIII.

These Articles of Incorporation may only be amended by resolution approved by not less than a majority of the Board of Directors and seventy-five percent of the members of the Association, which approval may be in the form of a written petition, by agreement of all members, or action taken at a meeting of the membership.

Article IX.

The Association shall have all of the following powers:

- A. All powers set forth and prescribed in Part I of Chapter 617, Florida Statutes.
- B. All powers of the Association as set forth in the Declaration.

Article X.

There shall be no dividends paid to any of the members nor shall any part of the income of the corporation be distributed to any member of the Board of Directors or officers, except, however, for any reasonable compensation to directors or officers which may be authorized by the By-Laws. In the event there are any excess receipts or disbursements, such excess shall be applied towards reserves for future expenses. Upon dissolution or final liquidation of the Association, which shall not take place unless the Condominium is terminated pursuant to the provisions to its members as is permitted by Chapter 617, Florida Statutes.

Article XI.

The voting rights of the membership in the Association shall be as set forth in the Declaration and in the By-Laws, provided, however, that in the event of the conflict between the Declaration and the By-Laws, the provisions of the Declaration shall prevail.

Article XII.

The association may contract for the management and maintenance and authorize a management agent to assist the Association in carrying out its powers and duties by performing such functions as the collection of assessments, preparation of records, enforcement of rules and maintenance of Common Elements. The Association shall, however, retain at all times the powers and duties granted to it under all applicable law, including but not limited to the making of assessments, promulgation of rules, and execution of contracts on behalf of the Association.

Article XIII.

The initial Principle office of the Association and the initial registered agent at such office shall be Louis Sanchez; 2421 SW 127th Ave, Davie, Florida 33325. The registered office and registered agent may be changed by resolution of the Board of Directors.


I hereby am familiar with and accept the duties and responsibilities as Registered Agent.

Incorporators:

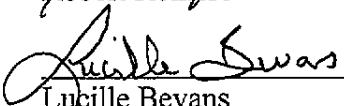
President


Louis Sanchez
Incorporator Registered Agent

Vice President


Robert Romero

Secretary


Lucille Bevans

Treasurer


Carol M. Karpel

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