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LARRY LEGEL, CPA

Practice Concentrating in
Taxation and Securities

5100 N. Federal Highway, Suite 409
Ft. Lauderdale, FL 33308

(954) 493-8900 Office
(954) 493-8300 Fax
e-mail: legelcpa@bellsouth.net

FILED
01 MAY -2 PM 12:29
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

April 25, 2001

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

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-05/02/01--01045--013
*****70.00 *****70.00

Gentlemen,

Enclosed please find herewith Articles of Incorporation to be filed for Tor-Palms Townhouse Association.

Please accept our check for \$70 for incorporation fees.

Thank you for your assistance.

Sunshine,

Larry Legel

LARRY LEGEL, TRUSTEE

Enc.

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ARTICLES OF INCORPORATION

OF

TOR-PALMS TOWNHOUSE ASSOCIATION, INC.

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SECRETARY OF STATE
TALLAHASSEE FLORIDA

The undersigned subscriber to these Articles of Incorporation, a natural person competent to make contracts, does hereby form a corporation under the laws of the State of Florida.

ARTICLE I

The name of this Corporation is TOR-PALMS TOWNHOUSE ASSOCIATION, INC.

ARTICLE II

This Corporation is formed for the purpose of engaging in any lawful activity or business permitted under the laws of the United States of America, the State of Florida, or any other state or country, more specifically to engage in the business of a townhouse association.

ARTICLE III

The aggregate number of shares which this Corporation shall have the authority to issue shall be 10,000 shares of \$.001 par value. The consideration to be paid for each share shall be fixed by this Corporation.

ARTICLE IV

The amount of capital with which this Corporation will begin business is One Hundred Dollars (\$100.00).

ARTICLE V

This Corporation is to exist perpetually.

ARTICLE VI

No officers, directors or shareholders shall be personally liable for any debts of this Corporation.

ARTICLE VII

The street address of the initial principal office is: 3217 NE 13th Street, Unit 101, Pompano Beach, FL 33062 and the name of its initial registered agent is Larry Legel.

ARTICLE VIII

The number of directors constituting the initial Board of Directors of this Corporation is (1). The name and street address of the initial director of this Corporation is:

(1) ROBERT M. WINSTON P.O. Box 11640
Ft. Lauderdale, FL 33339

The initial director may serve from time to time and may, by resolution, fix the number constituting the Board of Directors and may also name persons to fill vacancies on the Board of Directors created by an increase in the number of directors which occurs between annual meetings. The number of directors of this Corporation shall be not less than one (1).

ARTICLE IX

The name and street address of the subscriber to these Articles of Incorporation, together with the number of shares of stock and value of consideration therefore are as follows:

	<u>SHARES</u>	<u>CONSIDERATION</u>
(1) Robert M. Winston, Trustee P.O. Box 11640 Ft. Lauderdale, FL 33339	1,000	\$100
Street address: 3217 NE 13 th Street, Unit 101 Pompano Beach, FL 33062		

ARTICLE X

The date when corporate existence shall commence shall be upon the filing of these Articles of Incorporation by the Department of State, State of Florida.

ARTICLE XI

This corporation, and the parties hereto, shall take whatever action necessary to cause the shares of this Corporation to qualify as "Section 1244 Stock", as such term is used and defined in the Internal Revenue Code of 1986 and the Regulations issued thereunder.

ARTICLE XII

Anything to the contrary contained in these Articles of Incorporation notwithstanding, if the shareholders of this Corporation shall so elect, they may exercise all powers and conduct the business and affairs of this Corporation in lieu of the Board of Directors.

ARTICLE XIII

The directors of this corporation need not be residents of the State of Florida, unless otherwise provided in the Articles or By-Laws of the Corporation.

The shareholders of this corporation shall have exclusive authority to fix the compensation of the directors of this corporation, unless otherwise provided in the Articles or By-Laws.

ARTICLE XIV

Members of the Board of Directors may participate in special meetings or regular meetings of the Board of Directors by means of a conference telephone, as provided by law.

ARTICLE XV

This corporation, its shareholders, or any combination of this corporation and its shareholders, may enter into agreements limiting or restricting free transfers of shares of its capital stock. Any such agreements will be valid and enforceable among the parties to such agreements, and when the existence of such agreement is noted on the face or on the back of the certificates representing any such shares, such agreements will be binding and enforceable upon any transferee or successor of any party to such agreement.

ARTICLE XVI

These Articles of Incorporation may be amended in the manner provided in the By-Laws and may be amended at any regular or special shareholders meeting called for such

purpose upon a majority affirmative vote of all the shareholders entitled to vote thereon.

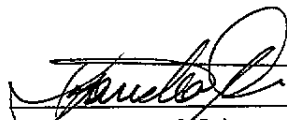
IN WITNESS WHEREOF, the undersigned does hereby affix his hand for the purpose of forming this corporation this 25th day of April, 2001.

Robert M. Winston
Robert M. Winston, Trustee

STATE OF FLORIDA)
)SS:
COUNTY OF BROWARD)

BEFORE ME, a notary public authorized to take acknowledgements in the State and County set forth above, personally appeared ROBERT M. WINSTON, known to me and known by me to be the person who executed the foregoing Articles of Incorporation, and he acknowledged before me that he executed those Articles of Incorporation, and he proved his identity by Florida Driver's License, driver's license # W523773 44 4280.

IN WITNESS WHEREOF, I have hereto set my hand and affixed my official seal, in the State and County aforesaid, this 25th day of April, 2001.



Notary Public
State of Florida at Large

MY COMMISSION EXPIRES:



**CERTIFICATE DESIGNATING PLACE OF BUSINESS OF DOMICILE
FOR THE SERVICE OF PROCESS WITHIN FLORIDA
NAMING AGENT UPON WHOM PROCESSMAY BE SERVED**

In compliance with Section 48.091, Florida Statutes,
the following is submitted:

First - That TOR-PALMS Townhouse Association, Inc.
desiring to organize or qualify under the laws of the State
of Florida with its principal place of business at Ft.
Lauderdale, State of Florida, has named Larry Legel located
at:

5100 N. Federal Highway, Suite 409
Ft. Lauderdale, FL 33308

as its agent to accept service of process within Florida.

Signature: Robert M. Winston
Title: Robert M. Winston,
President
Date: 4-25-1

Having been named to accept service of process for the
above stated corporation, at the place designated in this
certificate, I hereby agree to act in this capacity, and I
further agree to comply with the provisions of all statutes
relative to the proper and complete performance of my
duties.

Signature: Larry Legel
Larry Legel,
Resident Agent

Date: 4-25-1

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