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SECRETARY OF STATE
TALLAHASSEE FLORIDA



James M. Kosmas, P.A.

Attorneys at Law

111 Live Oak Street
New Smyrna Beach, FL 32168
(386) 428-0055
FAX (386) 426-2665

February 04, 2003

Mr. Jay Kassees, Director
Division of Corporations
P.O. Box 6327
Tallahassee, Florida 32314-6327

RE: SEA COAST GARDENS III RENTAL ASSOCIATION, INC.

Dear Mr. McKinnon:

Enclosed please find for filing the below listed documents for the referenced corporation, along with the following fees:

ARTICLES OF INCORPORATION (with copy)
REGISTERED AGENT/OFFICE (with copy)

Filing Fee:	\$ 35.00
Certified Copy:	52.50
Registered Agent:	35.00

TOTAL: \$ 122.50

If you have any questions, please feel free to contact me.

Yours very truly,

JAMES M. KOSMAS, P.A.

BY:


James M. Kosmas

JMK/FEZ
enclosures

**ARTICLES OF INCORPORATION
OF
SEA COAST GARDENS III RENTAL ASSOCIATION, INC**

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SECRETARY OF STATE
TALLAHASSEE FLORIDA

In compliance with the requirements of Florida Statutes, Chapter 607, the undersigned, being a natural person, does hereby act as an incorporator in adopting and filing the following articles of incorporation for the purpose of organizing a business corporation.

ARTICLE I

The name of this corporation (the "Corporation") is SEA COAST GARDENS III RENTAL ASSOCIATION, INC.

ARTICLE II

The existence of the corporation shall be perpetual and begin on the date of filing these articles of incorporation with the Department of State of the State of Florida.

ARTICLE III

The street address of the principal office of the Corporation is 4153 South Atlantic Avenue, New Smyrna Beach, Florida, 32169.

ARTICLE IV

The maximum number of shares this Corporation is authorized to issue is one hundred thousand (100,000), all of which shall be Common Shares. All Common Shares shall be identical with each other in every respect and the holders of Common Shares shall be entitled to one vote for each share on all matters on which shareholders have the right to vote.

ARTICLE V

The initial street address of the Corporation's registered office is 111 Live Oak Street, New Smyrna Beach, Florida, 32168. The initial registered agent for the Corporation at that address is JAMES M. KOSMAS.

ARTICLE VI

The initial board of directors shall consist of three (03) members. The names and address of the persons who will serve on the initial board of directors are:

NAME	ADDRESS
RICHARD FRYER	P.O. Box 2813 Winter Park, Florida 32790-2813
JOHN WILSON	4153 South Atlantic Avenue Unit 104 New Smyrna Beach, Florida 32169
GEORGE HAMRICK	37246 Oak Lane Umatilla, Florida 32784

The number of directors may either be increased or decreased from time to time as set forth in the Bylaws.

ARTICLE VII

The names and street addresses of the persons signing these articles of incorporation are:

NAME	ADDRESS
JOHN WILSON	4153 South Atlantic Avenue Unit 104 New Smyrna Beach, Florida 32169

ARTICLE VIII

The corporation shall indemnify its directors, officers, employees, and agents to the fullest extent permitted by law.

IN WITNESS WHEREOF, the undersigned incorporator has executed these articles of incorporation this 7 day of February, 2003.


Name: JOHN WILSON

ACCEPTANCE OF REGISTERED AGENT

Having been named to accept service of process for SEA COAST GARDENS III RENTAL ASSOCIATION, INC., at the place designated in the articles of incorporation, the undersigned is familiar with and accepts the obligations of that position pursuant to section 607.0501(3), Florida Statutes.


Name: JAMES M. KOSMAS

Date: February 7, 2003

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TALLAHASSEE FLORIDA