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Florida Department of State
Division of Corporations
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Division of Corporations
Fax Number : (850) 205-0381

From:

Account Name : MOLLOY & JAMES
Account Number : I19990000116
Phone : (813) 254-7157
Fax Number : (813) 254-9601

SECRETARY OF STATE
TALLAHASSEE, FLORIDA

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FLORIDA PROFIT CORPORATION OR P.A.

VOB Condominium Developers No. 3, Inc.

Certificate of Status	0
Certified Copy	1
Page Count	04
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H04000190747 3

**ARTICLES OF INCORPORATION
OF
VOB CONDOMINIUM DEVELOPERS NO. 3, INC.**

ARTICLE I

The name of this corporation is VOB Condominium Developers No. 3, Inc., Florida Corporation.

ARTICLE II

NATURE OF BUSINESS AND POWERS

The general nature of the business to be transacted by this corporation is to engage in any and all business permitted under the laws of the State of Florida.

ARTICLE III

CAPITAL STOCK

The maximum number of shares of stock that this corporation is authorized to issue and have outstanding at any one time is 600 shares of common stock having a par value of \$1.00 per share.

ARTICLE IV

TERM OF EXISTENCE

This corporation shall have perpetual existence commencing upon filing of these articles.

ARTICLE V

REGISTERED AGENT AND REGISTERED OFFICE

The registered Agent and the Street Address of the initial registered office of this corporation in the State of Florida shall be the following which address the Board of Directors from time to time may move to any other address in the State of Florida:

Judith L. James
325 S. Boulevard
Tampa, Florida 33606

Judith L. James
Molloy & James
325 S. Blvd., Tampa, FL 33606
(813) 254-7157 FL Bar #275166

H04000190747 3

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H04000190747 3

ARTICLE VI

PRINCIPAL PLACE OF BUSINESS

The principal place of the business is:

9950 Princess Palm Avenue
Suite 102
Tampa, Florida 33619

ARTICLE VII

BOARD OF DIRECTORS

This corporation shall have three directors. The number of directors may be increased or diminished from time to time by the By-Laws adopted by shareholder, but shall never be less than one.

ARTICLE VIII

The name of the initial directors of the corporation and their addresses are:

Frank C. Robles
11030 N Kendall Drive
Suite 100
Miami, Florida 33176

Eric D. Isenbergh
9950 Princess Palm Ave.
Suite 102
Tampa, Florida 33619

Alejandro Robles
11030 N Kendall Drive
Suite 100
Miami, Florida 33176

The persons named as initial directors shall hold office for the first year of existence of this corporation or until their successors are elected or appointed and have qualified, whichever occurs first.

ARTICLE IX

The name and street address of person signing these Articles of Incorporation as the Incorporator is:

Judith L. James
325 S. Boulevard
Tampa, Florida 33606

H04000190747 3

ARTICLE X
AMENDMENT

These Articles of Incorporation may be amended in the manner provided by law. Every amendment shall be approved by the Board of Directors, proposed by them to the shareholders and approved at a shareholder meeting by at least a majority of the stock holders entitled to vote, unless all of the directors and all of the shareholders sign written statements manifesting their intention that a certain amendment of this article be made.

ARTICLE XI
PREEMPTIVE RIGHTS

The shareholder of the corporation shall have preemptive rights.

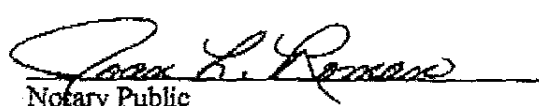
IN WITNESS WHEREOF, the undersigned, as Incorporator, has executed the foregoing Articles of Incorporation on this 23RD day of SEPTEMBER, 2004.

By: 

Judith L. James

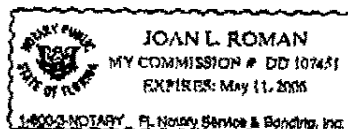
STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me, by Judith L. James on this 23RD day of SEPTEMBER, 2004, who is personally known to me.


Notary Public

My Commission Expires:

My Commission Number:



H04000190747. 3

H04000190747 3

CERTIFICATE DESIGNATING PLACE OF BUSINESS OR DOMICILE FOR THE SERVICE OF PROCESS WITHIN FLORIDA, NAMING AGAIN UPON WHO PROCESS MAY BE SERVED IN COMPLIANCE WITH SECTION 48.091 FLORIDA STATUTES. THE FOLLOWING IS SUBMITTED;

FIRST: That, VOB Condominium Developers No. 3, Inc., desiring to organize and qualify under the laws of the State of Florida, with its principal place of business at the City of Tampa, Florida has named Judith L. James, at 325 S. Boulevard, Tampa, Florida 33606, Agent to accept service of process within the State of Florida.

SECOND: That, VOB Condominium Developers No. 3, Inc., hereby names 9950 Princess Palm Avenue, Suite 102, Tampa, Florida 33619 as its principal place of business.

Signature

Judith L. James

Title: Incorporator

Date:

9/23/04

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

Signature

Date:

9/23/04

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H04000190747 3