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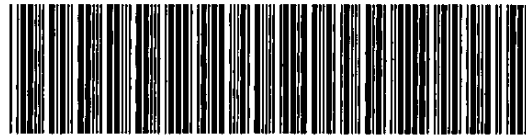
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SECRETARY OF STATE
TALLAHASSEE, FLORIDA

TRANSMITTAL LETTER

Department of State
Division of Corporations
P. O. Box 6327
Tallahassee, FL 32314

SUBJECT: R. R. Wellington Management Company

(PROPOSED CORPORATE NAME - MUST INCLUDE SUFFIX)

Enclosed are an original and one (1) copy of the articles of incorporation and a check for:

☐ \$70.00
Filing Fee

☐ \$78.75
Filing Fee
& Certificate of Status

☒ \$78.75
Filing Fee
& Certified Copy

☐ \$87.50
Filing Fee,
Certified Copy
& Certificate of
Status

ADDITIONAL COPY REQUIRED

FROM: Richard P. Zaretsky, Esq.

Name (Printed or typed)

1655 Palm Beach Lakes Blvd., Suite 900

Address

West Palm Beach, FL 33401

City, State & Zip

(561) 689-6660

Daytime Telephone number

NOTE: Please provide the original and one copy of the articles.

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TALLAHASSEE, FLORIDA

ARTICLES OF INCORPORATION OF
R&R WELLINGTON MANAGEMENT COMPANY

The undersigned, for the purpose of forming a corporation under the Florida General Corporation Act, does hereby adopt the following Articles of Incorporation:

ARTICLE I - NAME

The name of the Corporation is R&R Wellington Management Company.

ARTICLE II - PRINCIPAL OFFICE

The principal place of business and the mailing address of the corporation is:
1953 South Club Drive, Wellington, FL 33414.

ARTICLE III - PURPOSE

The general purpose for which the Corporation is for management of a Condominium Association in the State of Florida is legal.

ARTICLE IV - SHARES

1. The aggregate number of shares which the Corporation is authorized to issue is ten thousand (10,000). Such shares shall be of a single class, and shall have a par value of one dollar.

2. No preferences, limitations or relative rights, other than those provided by law, shall exist in respect of any of the shares of the Corporation or any of the holders thereof.

ARTICLE V - INITIAL OFFICERS/DIRECTORS

The number of directors constituting the initial Board of Directors of the Corporation is no less than one and no more than three directors. The names, addresses and title of each person who is to serve as a member of the initial Board of Directors is:

Ricardo Gutierrez, President, 1953 South Club Drive, Wellington, FL 33414
Rosa Gutierrez, Secretary, 1953 South Club Drive, Wellington, FL 33414

ARTICLE VI - REGISTERED AGENT


The street address of the initial registered office of the Corporation is 1953 South

Club Drive, Wellington, Florida 33414. The name of its initial registered agent at such address is Ricardo Gutierrez, 1953 South Club Drive, Wellington, FL 33414.

ARTICLE VII - INCORPORATOR

The name and address of each incorporator is: Richard P. Zaretsky, 1655 Palm Beach Lakes Blvd., Suite 900, West Palm Beach, FL 33401.

EXECUTED by the undersigned at West Palm Beach, Florida this 31st day of July, 2006.

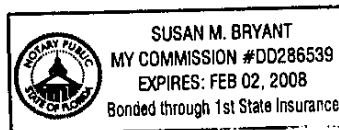


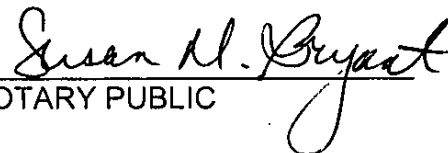
Richard P. Zaretsky, as Incorporator

State of Florida)
ss:)
County of Palm Beach)

BEFORE ME, the undersigned authority, personally appeared Richard P. Zaretsky, who after being first duly sworn, acknowledged that he executed the foregoing Articles of Incorporation for R&R Wellington Management Company, a Florida corporation, for the purposes herein expressed.

31st Witness my hand and official seal at the State and County aforesaid, this day of July, 2006.





NOTARY PUBLIC

ACCEPTANCE OF DESIGNATION AS REGISTERED AGENT

I, RICARDO GUTIERREZ, having been named as registered agent to accept service of process for the above stated corporation at the place designated in this certificate, I am familiar with and accept the appointment as registered agent and agree to act in this capacity.

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TALLAHASSEE, FLORIDA
Ricardo Gutierrez