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To:
Division of Corporations
Fax Number : (850) 617-6381

From:
Account Name : BILZIN SUMBERG BAENA PRICE & AXELROD LLP
Account Number : 075350000132
Phone : (305) 374-7580
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FLORIDA PROFIT/NON PROFIT CORPORATION

St. James on the Beach Condominium Association, Inc.

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**ARTICLES OF INCORPORATION
OF
ST. JAMES ON THE BEACH CONDOMINIUM ASSOCIATION, INC.**

ARTICLE I - NAME

The name of this corporation is ST. JAMES ON THE BEACH CONDOMINIUM ASSOCIATION, INC.

ARTICLE II - PRINCIPAL OFFICE AND MAILING ADDRESS

The principal office and mailing address of this corporation is:

1521 Meridian Avenue, #203
Miami Beach, Florida 33139.

ARTICLE III - PURPOSE

This corporation is organized for the purpose of transacting any or all lawful business.

ARTICLE IV - CAPITAL STOCK

The aggregate number of shares which this corporation shall have authority to issue is One Thousand (1000) shares of common stock, each share having a par value of \$0.01.

ARTICLE V - INITIAL REGISTERED OFFICE AND AGENT

The street address of the initial registered office of this corporation is:

1200 South Pine Island Road
Plantation, Florida 33324

and the name and address of the initial registered agent of this corporation are:

CT Corporation System
1200 South Pine Island Road
Plantation, Florida 33324.

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ARTICLE VI - COMMENCEMENT

This corporation shall commence on the date on which these Articles of Incorporation are filed with the Secretary of State of Florida.

ARTICLE VII - INCORPORATOR

The name and address of the person signing these Articles of Incorporation as incorporator are:

Brandy Colleta
1521 Meridian Avenue, #101
Miami Beach, Florida 33139.

ARTICLE VIII - BY-LAWS

The power to alter, amend or repeal the By-laws of this corporation shall be vested in each of the Board of Directors and the shareholders of this corporation. The shareholders of this corporation may amend or adopt a by-law that fixes a greater quorum or voting requirement for shareholders (or voting groups of shareholders) than is required by law.

ARTICLE IX - INDEMNIFICATION

This corporation shall indemnify any officer, director or incorporator, or any former officer, director or incorporator, of this corporation to the fullest extent permitted by law.

ARTICLE X - AMENDMENT

This corporation reserves the right to amend or repeal any provisions contained in these Articles of Incorporation, or any amendment thereto, and any right conferred upon the shareholders is subject to this reservation.

IN WITNESS WHEREOF, the undersigned has executed these Articles of Incorporation as incorporator thereof and in acceptance of his appointment as registered agent therein as of the 18th day of August, 2009.

/s/ Brandy Colleta
Brandy Colleta, Incorporator

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ACCEPTANCE OF REGISTERED AGENT

C T Corporation System, having been named as registered agent to accept service of process for St. James On The Beach Condominium Association, Inc. at the place designated in the Articles of Incorporation, hereby accepts the appointment as registered agent and agrees to act in this capacity. I further agree to comply with the provision of all statutes relating to the proper and complete performance of my duties, and I am familiar with and accept the obligations of my position as registered agent as provided for in Chapter 607.0605, F.S.

Dated this 18 day of August, 2009

C T Corporation System


Madonna Cuddihy, Special Assistant Secretary

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