

ARTICLES OF INCORPORATION
OF
ISLAND COVE CONDOMINIUM ASSOCIATION, INC.
A FLORIDA CORPORATION NOT FOR PROFIT

ARTICLE I. NAME

The name of this corporation is ISLAND COVE CONDOMINIUM ASSOCIATION, INC. For convenience, the corporation shall be referred to in this instrument as the "association", these articles of incorporation as the "articles" and the bylaws of the association as the "bylaws".

ARTICLE II. TERM OF EXISTENCE

This association shall have perpetual existence.

ARTICLE III. PURPOSE

This association is organized for the purpose of providing an entity under the Florida Condominium Act (the Act) for the operation of a condominium located in Brevard County, Florida, and known as ISLAND COVE CONDOMINIUM, (the condominium), created pursuant to the declaration of condominium (the declaration).

ARTICLE IV. MEMBERS

The qualification of members and the manner of their admission shall be as regulated by the bylaws.

ARTICLE V. INITIAL REGISTERED OFFICE
AND REGISTERED AGENT

The street address of the initial registered office of this corporation is 1351 North Courtenay Parkway, Suite AA, Merritt Island, Florida 32953, and the name of the initial registered agent of this corporation at that address is Alexander H. Bobinski.

ARTICLE VI. FIRST BOARD OF DIRECTORS

The number of persons constituting the first board of directors shall be three and their names and addresses are as follows:

NAME	ADDRESS
Alexander H. Bobinski	1351 N. Courtenay Parkway, Suite AA Merritt Island, Florida 32953
Carol J. Bobinski	1351 N. Courtenay Parkway, Suite AA Merritt Island, Florida 32953
Grant Marlowe	1351 N. Courtenay Parkway, Suite AA Merritt Island, Florida 32953

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EXHIBIT D

ARTICLE VII. INCORPORATORS

The name and address of the incorporator of this corporation is:

Alexander H. Bobinski
Post Office Box 540505
Merritt Island, Fl. 32954-0505

ARTICLE VIII. INDEMNIFICATION

The corporation shall indemnify any officer of Director or former officer or Director to the full extent permitted by law.

ARTICLE IX. AMENDMENT

Any amendment or amendments to these Articles of Incorporation may be proposed by the Board of Directors of the association acting upon a vote of a majority of the Directors, or by the members of the association owning a majority of the units in the condominium, whether meeting as members or by instrument in writing signed by them. Upon any amendment or amendments to these Articles being proposed by said Board of Directors or members, such proposed amendment or amendments shall be transmitted to the President of the association or other officer of the association in the absence of the President, who shall thereupon call a special meeting of the members of the association for a date no sooner than twenty (20) days nor later than sixty (60) days from the receipt by him of the proposed amendment or amendments, and it shall be the duty of the Secretary to give to each member written or printed notice of such meeting, stating the time and place of the meeting and reciting the proposed amendment or amendments in reasonably detailed form, which notice shall be mailed or presented personally to each member not less than ten (10) days nor more than thirty (30) days before the date set for such meeting. If mailed, the notice of the membership meeting shall be sent certified mail, return receipt requested, which mailing shall be deemed notice. Any member may, by written waiver of notice signed by such member, waive such notice, and such waiver when filed in the records of the association whether before or after the holding of the meeting, shall be deemed equivalent to the giving of such notice to such member. At such meeting the amendment or amendments proposed must be approved by an affirmative vote of the members owning a majority of the units in the condominium in order for such amendment or amendments to become effective. Thereupon, such amendment or amendments of these Articles shall be transcribed and certified in such form as may be necessary to register the same in the office of the Secretary of State, a certified copy thereof shall be recorded in the public records of Brevard County, Florida, within ten (10) days from the date on which the same are so registered. At any meeting held to consider such amendment or amendments of these Articles, the written vote of any member of the association shall be recognized, if such member is not in attendance at such meeting or represented thereat by proxy, provided such written vote is delivered to the Secretary of the association at or prior to such meeting.

Notwithstanding the foregoing provisions of this Article IX, no amendment or amendments to these Articles which shall abridge, amend or alter the right of the Developer to designate and select members of each Board of Directors of the association as provided in the Bylaws, may be adopted or become effective without the prior consent of the Developer.

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IN WITNESS WHEREOF, the undersigned has made and subscribed, of these Articles of Incorporation at Merritt Island, Florida, on this 31st day of January, 1990.

Alexander H. Bobinski
ALEXANDER H. BOBINSKI

STATE OF FLORIDA
COUNTY OF BREVARD

BEFORE ME, the undersigned authority, this day personally appeared ALEXANDER H. BOBINSKI, to me well known to be the person described in the foregoing Articles of Incorporation, and he did freely and voluntarily acknowledge before me, according to law, that he made and subscribed the same for the uses and purposes therein mentioned and set forth.

IN WITNESS WHEREOF, I have hereunto set my hand and my official seal at Merritt Island, Florida, on this 31st day of January, 1990.

**UNSUITABLE
FOR MICROFILM**

D. Denise Mann
NOTARY PUBLIC

My Commission Expires:
Notary Public, State of Florida at Large
My Commission Expires May 21, 1993

ACCEPTANCE OF REGISTERED AGENT

The undersigned, having been designated as Registered Agent of ISLAND COVE CONDOMINIUM ASSOCIATION, INC., with the registered office at 1351 N. Courtenay Parkway, Suite AA, Merritt Island, Florida 32953, hereby consents to and accepts said designation.

Alexander H. Bobinski
ALEXANDER H. BOBINSKI

STATE OF FLORIDA
COUNTY OF BREVARD

BEFORE ME, the undersigned authority, this day personally appeared ALEXANDER H. BOBINSKI, to me well known to be the person described in and who executed the foregoing Acceptance of Registered Agent, and he did freely and voluntarily acknowledge before me according to law, that he made and subscribed the same for the uses and purposes therein mentioned and set forth.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal, at Merritt Island, Florida, on this 31st day of January, 1990.

D. Denise Mann
NOTARY PUBLIC

My Commission Expires:
Notary Public, State of Florida at Large
My Commission Expires May 21, 1993

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