

State of Florida

Department of State



I, Tom Adams, Secretary of State of the State of Florida,
Do Hereby Certify That the following is a true and correct copy of

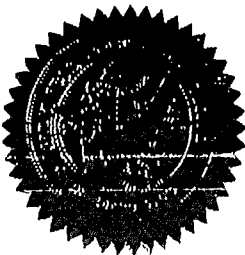
Certificate of Incorporation

of

CHRISTOPHER HOUSE CONDOMINIUM APARTMENTS, INC.

a corporation not for profit organized and existing under the Laws of the
State of Florida, filed on the 4th day of November,
A.D., 19 70, as shown by the records of this office.

Given under my hand and the Great Seal of the
State of Florida, at Tallahassee, the Capital,
this the 5th day of November,
A.D. 19 70.



A handwritten signature in cursive script, appearing to read "Tom Adams".

Secretary of State

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ARTICLES OF INCORPORATION
OF
CHRISTOPHER HOUSE CONDOMINIUM APARTMENTS, INC.

FILED
NOV 4 11 27 AM '70
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

The undersigned hereby associate themselves for the purpose of forming a corporation not for profit under Chapter 617, Florida Statutes, and certify as follows:

ARTICLE I

NAME

The name of the corporation shall be CHRISTOPHER HOUSE CONDOMINIUM APARTMENTS, INC. For convenience, the corporation shall herein be referred to as the Corporation.

ARTICLE II

PURPOSE

The purpose for which the corporation is organized is as follows:

For the purpose of operating and managing a condominium for the use and benefit of the owners of the condominium parcels (units) as the agent of said owners. Said condominium shall be constructed upon the following described lands in Broward County, Florida:

Lots 1, 2, 3, 16, 17 and 18, Block 4, BLOUNT BROS. REALTY CO'S SUBDIVISION, according to the Plat thereof recorded in Plat Book 2, Page 43, of the Public Records of Broward County, Florida, situate in the City of Pompano Beach, Broward County, Florida.

ARTICLE III

POWERS

A. To operate and manage a condominium apartment building and other facilities for the use and benefit of the individual owners of the condominium parcels (units) as the agent of said owners.

B. To carry out all of the powers and duties vested in it pursuant to the Declaration of Condominium and By-Laws of the condominium, and the regulations of the condominium.

C. The corporation shall be authorized to exercise and enjoy all of the powers, rights and privileges granted to or conferred upon corporations of a similar character by the provisions of

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Chapter 617.01 et seq., Florida Statutes, entitled "Florida Corporations Not For Profit" now or hereafter in force, and to do any and all of the things necessary to carry out its operations as a natural person might or could do.

D. The corporation shall be authorized to exercise and enjoy all of the powers, rights and privileges granted to or conferred upon corporations of a similar character by the provisions of Chapter 711, Florida Statutes 1963 as amended, now or hereafter in force.

E. No compensation shall be paid to Directors for their services as Directors. Compensation may be paid to a Director in his or her capacity as an officer or employee or for other services rendered to a corporation outside of his or her duties as a Director. In this case, however, said compensation must be approved in advance by the Board of Directors and the Director to receive said compensation shall not be permitted to vote on said compensation. The Directors shall have the right to set and pay all salaries or compensation to be paid to officers, employees or agents or attorneys for services rendered to the corporation.

F. All funds and the titles of all properties acquired by this corporation and the proceeds thereof shall be held in trust for the owners of the condominium parcels (units) in accordance with the provisions of the Declaration of Condominium and its supporting documents.

G. All of the powers of this corporation shall be subject to and shall be exercised in accordance with the provisions of the Declaration of Condominium together with its supporting documents which govern the use of the land to be operated and administered by this corporation.

H. In addition to all of the powers above granted, the corporation shall have the power to enter into a 99-Year Lease for recreational and guest parking facilities for the use and benefit of the owners of individual units in the building to be operated by this corporation. The corporation shall have the power to assess the owners of individual units for the payment of the rentals required to be paid under said lease and shall, in turn, have the power to pay said rentals to the owner of said leased land, or assigns.

ARTICLE IV

MEMBERSHIP

The qualification of members, the manner of their admission and voting by members shall be as follows:

A. This corporation shall be organized without any capital stock.

B. All unit owners of condominium parcels in CHRISTOPHER HOUSE CONDOMINIUM APARTMENTS shall be members of the corporation and no other persons or other entities shall be entitled to membership

provided, however, that until such time as the Declaration of Condominium for CHRISTOPHER HOUSE CONDOMINIUM APARTMENTS has been placed of record with the Clerk of the Circuit Court, the owners of the land upon which said condominium apartment building is being erected shall constitute the members of CHRISTOPHER HOUSE CONDOMINIUM APARTMENTS, INC.

C. Membership in the corporation shall be established in the following methods:

1. The owners of the vacant land upon which CHRISTOPHER HOUSE CONDOMINIUM APARTMENTS are being erected shall be members of the corporation until such time as the Declaration of Condominium has been recorded, after which time their membership shall cease, except that it shall continue with reference to any individual condominium unit still owned by the owners of any of said land.

2. Other persons shall become members of the corporation by the recording in the Public Records of Broward County, Florida, of a Deed or other instrument establishing a change of record title to a condominium unit and the delivery to the corporation of a certified copy of such instrument, the new owner designated by such instrument thereby becoming a member of the corporation, and the membership of the prior owner shall at that time be terminated.

D. The interest of any member in any part of the real property or in the funds and assets of the corporation cannot be conveyed, assigned, mortgaged, hypothecated or transferred in any manner, except as an appurtenance to the condominium unit.

E. The members of CHRISTOPHER HOUSE CONDOMINIUM APARTMENTS, a condominium, shall be entitled to a vote in the affairs of this corporation equal to one vote for each condominium unit owned.

Voting rights shall be exercised in accordance with the provisions of the Declaration of Condominium and By-Laws of the corporation.

ARTICLE V

CORPORATE EXISTENCE

The corporation shall continue to exist so long as the condominium known as CHRISTOPHER HOUSE CONDOMINIUM APARTMENTS, a condominium, shall be in existence.

The corporation may be terminated by termination of CHRISTOPHER HOUSE CONDOMINIUM APARTMENTS, a condominium, in accordance with the conditions as set forth in the Declaration of Condominium and supporting documents.

ARTICLE VI

DIRECTORS

A. The business of this corporation shall be conducted by a Board of Directors of not less than three nor more than nine Directors as shall be determined by the By-Laws, and in the absence of such determination shall consist of three Directors.

B. The election of directors, their removal, or the filling of vacancies on the Board of Directors shall be in accordance with the By-Laws of the corporation.

ARTICLE VII

DIRECTORS AND OFFICERS

The names and post office addresses of the first Board of Directors and the Officers of the corporation who shall hold office until their successors are elected and qualified are as follows:

THOMAS E. O'SHAUGHNESSY President and Director	100 Falconhurst Drive Pittsburgh, Pennsylvania
MARVIN C. JENKINS Vice-President and Director	3110 N. E. 11th Avenue Pompano Beach, Florida
EDNA M. O'SHAUGHNESSY Treasurer and Director	100 Falconhurst Street Pittsburgh, Pennsylvania
HELEN P. JENKINS Secretary and Director	3110 N. E. 11th Avenue Pompano Beach, Florida

ARTICLE VIII

BY-LAWS

The By-Laws of the corporation shall be adopted by the Board of Directors. The amendment, alteration or rescission of said By-Laws shall be in accordance with the provisions of said By-Laws.

ARTICLE IX

AMENDMENTS TO ARTICLES OF INCORPORATION

A. The Articles of Incorporation may be amended by the members at a duly constituted meeting for such purposes provided, however, that no amendment shall take effect unless approved by a majority of the members of the Board of Directors and by members representing at least 75% of the votes in the condominium, as set forth in the Declaration of Condominium. Notice of the subject matter of any proposed amendment shall be included in the notice of any meeting at which a proposed amendment is considered.

B. No amendment to the Articles of Incorporation shall be valid without the written consent of 100% of the members, except as provided under subparagraphs D and E of ARTICLE XII of the Declaration of Condominium of CHRISTOPHER HOUSE CONDOMINIUM APARTMENTS as to any of the following:

No amendment may be made which in any way changes the percentage of ownership owned by any member of a condominium unit in the general common elements or limited common elements of the condominium, or which in any way changes or modifies the percentage of votes which may be cast by any member, or which in any way modifies the percentage of the assessments to be levied against any member for the operation and maintenance of the limited common elements or general common elements of the condominium.

C. No amendment to the Articles of Incorporation shall be effective until the same has been recorded with the Clerk of the Circuit Court in Broward County, Florida.

ARTICLE X

ASSESSMENTS AND FUNDS

A. All assessments paid by the owners of condominium units for the maintenance and operation of CHRISTOPHER HOUSE CONDOMINIUM APARTMENTS shall be utilized by the corporation to pay for the cost of said maintenance and operation. The corporation shall have no interest in any funds received by it through assessments from the owners of individual condominium units except to the extent necessary to carry out the powers vested in it as agent for said members.

B. The corporation shall make no distribution of income to its members, directors, or officers, and it shall be conducted as a non-profit corporation. The refund of unused assessments to an owner paying the same shall not constitute a distribution of income.

C. Any funds held by the corporation from its receipts, over and above its common expenses, shall be known as the common surplus of the corporation and the same shall be held for the use and benefit of the members in proportion to the percentage of their ownership in the limited and general common elements of the condominium.

D. Upon termination of the condominium and dissolution or final liquidation of this corporation, the distribution to the members of this corporation of the common surplus in proportion to the percentage of their ownership in the limited and general common elements shall not constitute or be deemed to be a default or distribution of income.

ARTICLE XI

INDEMNIFICATION

Every director and every officer of the corporation shall be indemnified by the corporation against all expenses and liabilities,

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including counsel fees, reasonably incurred by or imposed upon him in connection with any proceeding to which he may be a party, or in which he may become involved, by reason of his being or having been a director or officer of the corporation, or any settlement thereof, whether or not he is a director or officer at the time such expenses were incurred, except in such cases wherein the director or officer is adjudged guilty of wilful misfeasance or malfeasance in the performance of his duties; provided that in the event of a settlement the indemnification herein shall apply only when the Board of Directors approves such settlement and reimbursement as being for the best interests of the corporation. The foregoing right of indemnification shall be in addition to and not exclusive of all other rights of which such director or officer may be entitled.

ARTICLE XII

SUBSCRIBERS

The names and addresses of the subscribers to these Articles of Incorporation are as follows:

THOMAS E. O'SHAUGHNESSY	100 Falconhurst Drive Pittsburgh, Pennsylvania
MARVIN C. JENKINS	3110 N. E. 11th Avenue Pompano Beach, Florida
EDNA M. O'SHAUGHNESSY	100 Falconhurst Street Pittsburgh, Pennsylvania
HELEN P. JENKINS	3110 N. E. 11th Avenue Pompano Beach, Florida

IN WITNESS WHEREOF, the subscribers have hereto affixed their signatures this 26 day of October, 1970.

Thomas E. O'Shaughnessy
Marvin C. Jenkins
Edna M. O'Shaughnessy
Helen P. Jenkins

STATE OF FLORIDA
COUNTY OF BROWARD

BEFORE ME, the undersigned authority, personally appeared THOMAS E. O'SHAUGHNESSY, MARVIN C. JENKINS, EDNA M. O'SHAUGHNESSY, who after being duly sworn, acknowledged that they executed the foregoing Articles of Incorporation for the purposes therein expressed this 26 day of October, 1970.

My commission expires:

Wanda P. ...
Notary Public

Notary Public, State of Florida at large
My Commission Expires Nov. 23, 1970
Product by Transamerica Insurance Co.

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STATE OF FLORIDA

COUNTY OF DUVAL

BEFORE ME, the undersigned authority, personally appeared HELEN P. JENKINS, who, after being duly sworn, acknowledged that she executed the foregoing Articles of Incorporation, for the purposes therein expressed this 21st day of Oct., 1970.



NOTARY PUBLIC

My commission expires:
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE
MY COM. EXPIRES JULY 1, 1972

CHRISTOPHER HOUSE CONDOMINIUM

CITY OF POMPAHO BEACH BROWARD COUNTY, STATE OF FLORIDA

CONDOMINIUM BOOK PAGE

SHEET 2 OF 3 SHEETS
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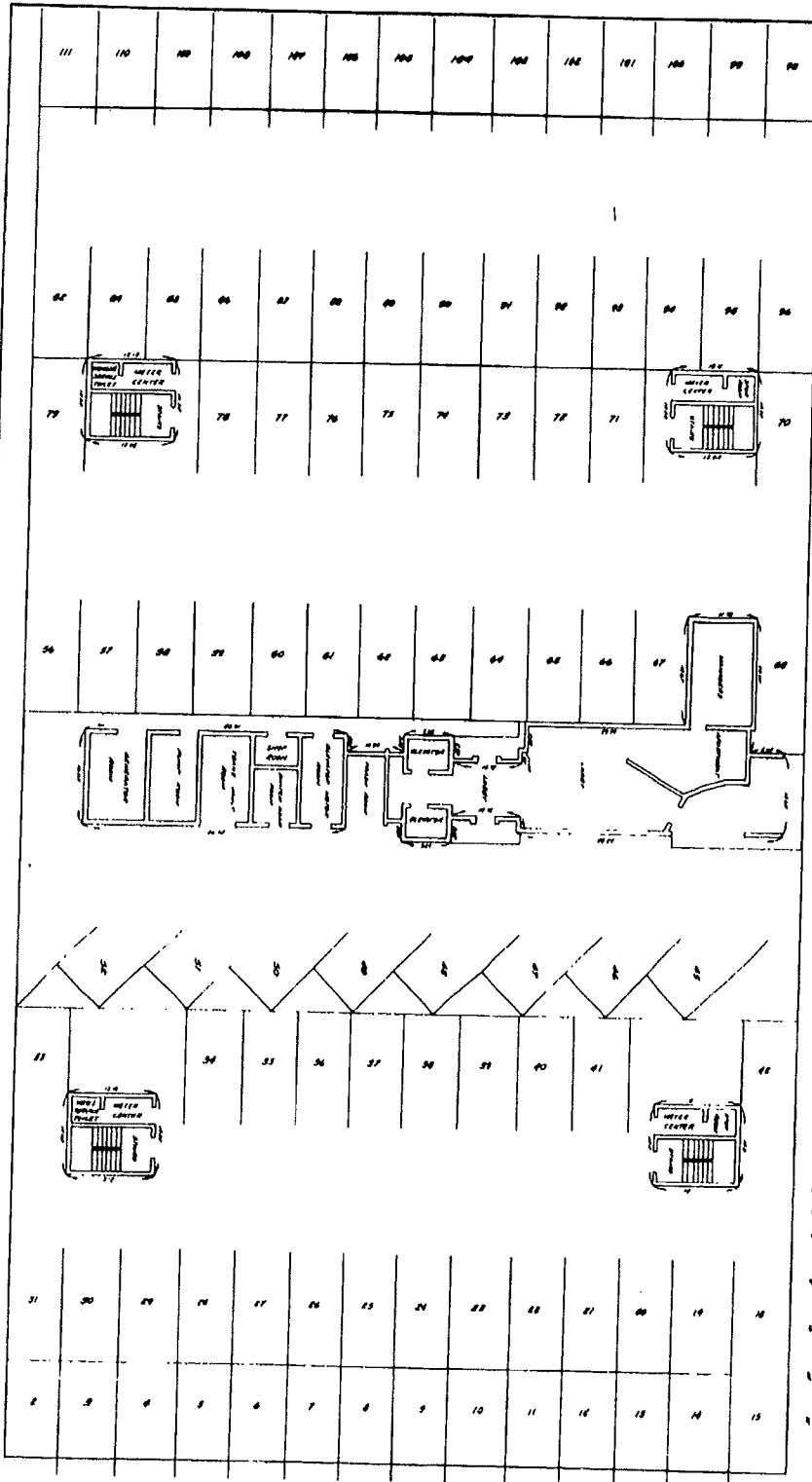


EXHIBIT B-2

CHRISTOPHER HOUSE

CONDOMINIUM

CITY OF POMPANO BEACH
BROWARD COUNTY,
STATE OF FLORIDA

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CONDOMINIUM BOOK

SHEET 1 OF 3 SHEETS

NOTE: THIS PLAN IS TO BE USED IN CONNECTION WITH THE OTHER SHEETS OF THIS SET. THE LOCATION OF THE UNIT IS SHOWN ON SHEET 2 OF THIS SET. THE LOCATION OF THE UNIT IS SHOWN ON SHEET 3 OF THIS SET.

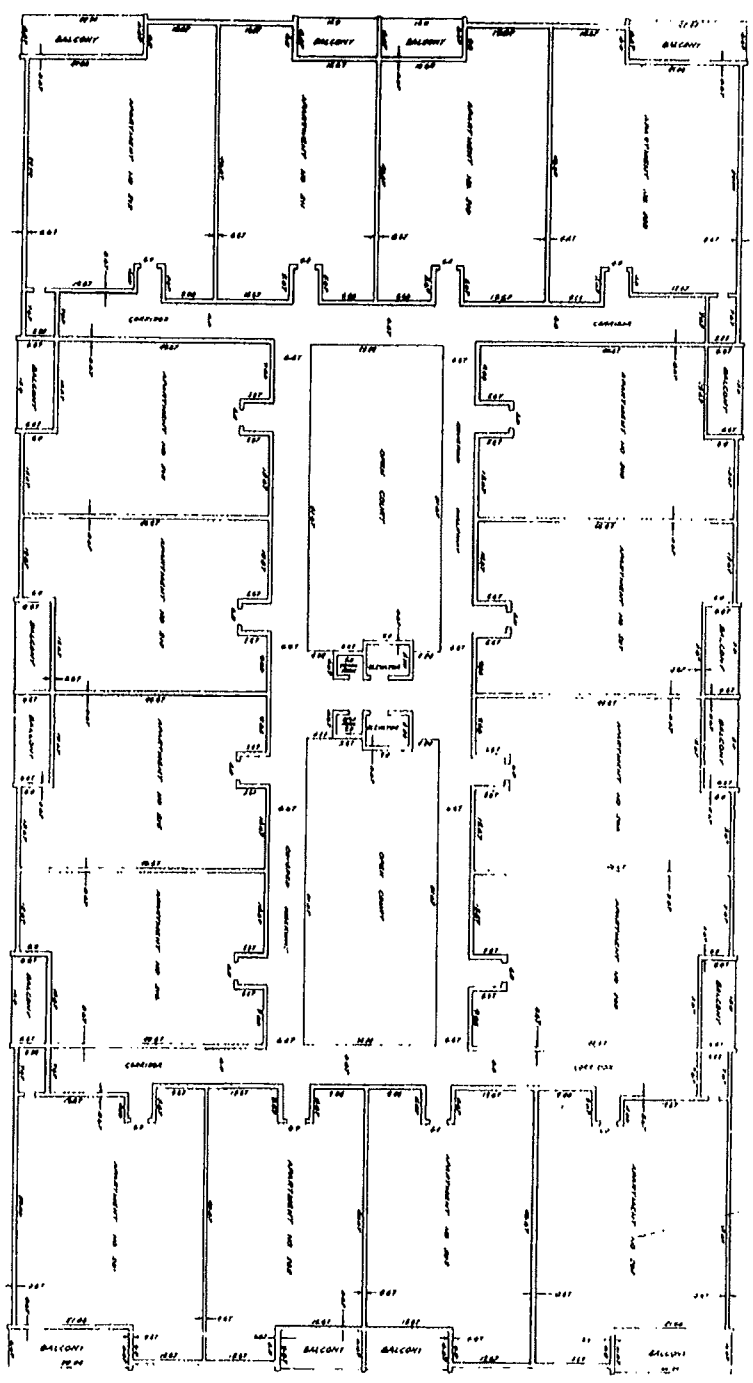


EXHIBIT B-3