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To:

Division of Corporations
Fax Number : (850) 205-0383

From:

Account Name : TAYLOR WOODROW COMMUNITIES
Account Number : I20000000218
Phone : (727) 563-9882
Fax Number : (727) 563-9674

FLORIDA/FOREIGN LIMITED LIABILITY CO.

Taylor Woodrow Realty - Southeast Florida, L.L.C.

Certificate of Status	0
Certified Copy	1
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TALLAHASSEE, FLORIDA

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**ARTICLES OF ORGANIZATION
FOR
TAYLOR WOODROW REALTY - SOUTHEAST FLORIDA, L.L.C.**
a Florida limited liability company

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DIVISION OF CORPORATIONS
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ARTICLE I
Name

The name of the Limited Liability Company is:

TAYLOR WOODROW REALTY - SOUTHEAST FLORIDA, L.L.C.

ARTICLE II
Address

The mailing and street address of the principal office of the Limited Liability Company is:

8430 Enterprise Circle, Suite 100
Bradenton, FL 34202-4108

ARTICLE III
Registered Agent and Office

The initial registered agent is an individual and a resident of the State of Florida whose name is:

Marc I. Spencer

The business address of the registered agent and the registered office address is:

877 Executive Center Drive W., Suite 205
St. Petersburg, FL 33702-2472

Having been named as registered agent and to accept service of process for the above-stated limited liability company at the place designated in this certificate, I hereby accept the appointment as registered agent and agree to act in this capacity. I further agree to comply with the provisions 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 608, Florida Statutes.



Marc I. Spencer

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ARTICLE IV
Management

The Limited Liability Company is to be managed by its sole member:

Taylor Woodrow Homes -- Southeast Florida Division, L.L.C.
8430 Enterprise Circle, Suite 100
Bradenton, FL 34202-4108

ARTICLE V
Duration

The period of duration is perpetual.

ARTICLE VI
Purpose

The purpose for which the Limited Liability Company is organized is for the transaction of any and all lawful business for which limited liability companies may be organized.

ARTICLE VII
Effective Date

This document will become effective upon filing.

In accordance with Section 608.408(3), the execution of this certificate constitutes an affirmation by the undersigned, under the penalties of perjury, that the facts stated therein are true.

TAYLOR WOODROW HOMES -- SOUTHEAST
FLORIDA DIVISION, L.L.C.
Sole Member

By: 

Marc L. Spencer, Assistant Secretary

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