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FLORIDA NON-PROFIT CORPORATION

Villa Tuscany Homeowners Association, Inc.

Certificate of Status	1
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FLORIDA DEPARTMENT OF STATE

Glenda E. Hood
Secretary of State

November 25, 2003

JOSEPH M BALOCCO, P.A.

SUBJECT: VILLA TUSCANY HOMEOWNERS ASSOCIATON, INC.
REF: W03000035400

We received your electronically transmitted document. However, the document has not been filed. Please make the following corrections and refax the complete document, including the electronic filing cover sheet.

Section 617.0803, Florida Statutes, requires that the board of directors never have fewer than three directors.

The document must contain a registered agent with a Florida street address and a signed statement of acceptance. (i.e. I hereby am familiar with and accept the duties and responsibilities of Registered Agent.)

An effective date may be added to the Articles of Incorporation if a 2004 date is needed, otherwise the date of receipt will be the file date. A separate article must be added to the Articles of Incorporation for the effective date.

If you have any further questions concerning your document, please call (850) 245-6930.

Donna Graves
Document Specialist
New Filings Section

FAX Aud. #: H03000323366
Letter Number: 003A00063848

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ARTICLES OF INCORPORATION
OF
VILLA TUSCANY HOMEOWNERS ASSOCIATION, INC.,
A FLORIDA NOT-FOR PROFIT CORPORATION

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SECRETARY OF STATE
TALLAHASSEE, FLORIDA

The undersigned hereby associate themselves together for the purpose of becoming incorporated under the laws of the State of Florida applicable to corporations not for profit and with the powers hereinafter set forth:

ARTICLE I - NAME

The name of this corporation shall be VILLA TUSCANY HOMEOWNERS ASSOCIATION, INC., and its principal place of business shall be: 500 S.E 3rd Street, Fort Lauderdale, FL 33301.

The corporation is sometimes referred to as "Association".

ARTICLE II - TERM OF EXISTENCE

The term of this corporation is perpetual.

ARTICLE III - NATURE OF BUSINESS

This corporation may engage in any activity or business permitted under the laws of the United States and the State of Florida, including specifically that permitted by Chapter 617, Florida Statutes; provided this corporation may not engage in any activity for profit.

ARTICLE IV - PURPOSE

The purpose of this corporation is to provide the members with an organization for the operation and management of the improved property, in accordance with the Declaration of Restrictive Covenants of Villa Tuscany, which is known as the Common Area located in Broward County, Florida, and more particularly described as follows:

The North 145 feet of Parcel "A", TRIO PLAT, according to the Plat thereof, as recorded in Plat Book 153, Page 38, of the Public records of Broward County, Florida, less the West 95 feet thereof.

Together with:

Lot 1, less the East 12.00 feet and Lot 2, less the West 6.00 feet, Both in Block 1, HOAGS SUBDIVISION OF LOTS 2 & 3 BLOCK 58, TOWN OF FORT LAUDERDALE,

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according to the Plat thereof, as recorded in Plat Book 2, Page 10 of the Public Records of Broward County, Florida.

The corporation shall have the following powers: The Association shall have all of the common law and statutory powers of a corporation not for profit which are not in conflict with the By-Laws of said corporation.

ARTICLE VI - MEMBERS

The record owners, from time to time, of the VILLAS, more particularly described in the Declaration of Restrictive Covenants of Villa Tuscany recorded or to be recorded in the Public Records of Broward County, Florida.

ARTICLE VII - DIRECTORS

The number of directors constituting the initial Board of Directors shall be three (3) persons. The names and addresses of each person serving on the initial Board of Directors are as follows:

NAME:	ADDRESS:
D. Fredrico Fazio	633 S. Andrews Avenue, 5 th Floor, Fort Lauderdale, Florida 33301
Quinn Goodchild	633 S. Andrews Avenue, 5 th Floor, Fort Lauderdale, Florida 33301
Joseph M. Balocco	1323 SE Third Avenue, Fort Lauderdale, Florida 33316

Directors shall be elected annually by the members as provided in the Bylaws of the corporation.

ARTICLE VIII - MANAGEMENT OF CORPORATION BY INITIAL OFFICERS

The following initial officers shall manage the affairs of the corporation and such officers shall be selected or appointed for a term of one (1) year, or until such time as the Bylaws may provide:

President:	D. Fredrico Fazio
Vice-President:	Quinn Goodchild
Secretary:	Quinn Goodchild

ARTICLE IX - INDEMNIFICATION

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Every Director and every officer of the corporation shall be indemnified by the Association against all expenses and liabilities, including counsel fees reasonably incurred by or imposed upon him or her in connection with any proceedings to which he or she may be a party or in which he or she may become involved, by reason of his or her being or having been a Director or officer of the Association, or any settlement thereof, whether or not he or she is a Director or officer at the time such expenses are incurred, except in such cases wherein the Director or officer is adjudged guilty of willful misfeasance or malfeasance in the performance of his or her 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 Association. The foregoing right of indemnification shall be in addition to and not exclusive of all other rights to which such Director or officer may be entitled.

ARTICLE X - BYLAWS

The Directors of the corporation shall have the right to make and adopt such Bylaws as they shall deem proper and advisable and such Bylaws shall be made, altered or rescinded upon a two-thirds vote of all of the Board of Directors at any regular or special Board of Directors meeting of the corporation called for that purpose.

ARTICLE XI - AMENDMENT TO THE ARTICLES OF INCORPORATION OR BYLAWS

No amendment may be made to these Articles of Incorporation or Bylaws without the unanimous consent of the Villa Owners, there being one vote for each Villa.

ARTICLE XII - SUBSCRIBERS

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

NAME:

ADDRESS:

D. Fredrico Fazio

633 S. Andrews Avenue, 5th Floor, Fort Lauderdale,
Florida 33301

Quinn Goodchild

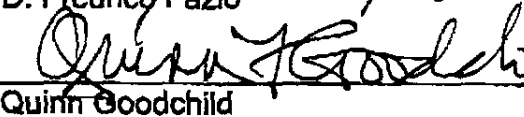
633 S. Andrews Avenue, 5th Floor, Fort Lauderdale,
Florida 33301

ARTICLE XIII - REGISTERED OFFICE AND AGENT

The street address of the initial registered office of this corporation is 633 S. Andrews Avenue, 5th Floor, Fort Lauderdale, Florida 33301, and the name of the initial registered agent of this corporation at the address given above is: D. Fredrico Fazio.

IN WITNESS WHEREOF, WE, the undersigned, being the original Incorporators of the foregoing corporation, do hereby certify that the foregoing constitutes the proposed Articles of Incorporation of VILLA TUSCANY HOMEOWNERS ASSOCIATION, INC., a Florida not for profit corporation, and we hereby declare and certify that the statements herein stated are true.


D. Fredrico Fazio


Quinn Goodchild

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SECRETARY OF STATE
TALLAHASSEE, FLORIDA

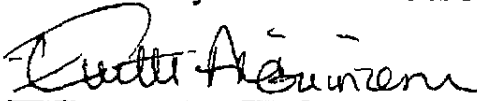
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STATE OF FLORIDA

COUNTY OF BROWARD

I HEREBY CERTIFY that this day in the next above named State and County, before me, an officer duly authorized and acting, personally appeared D. Fredrico Fazio and Quinn Goodchild to me well known to me to be the individuals described in and who executed the foregoing instrument, and acknowledged then and there before me that they executed said instrument for the purposes and reasons set out therein; that they are all personally known to me.

WITNESS my hand and official seal this 24 day of November, 2003.


Notary Public (SEAL)

My Commission Expires:

