

**Electronic Articles of Incorporation
For**

N04000008992
FILED
September 20, 2004
Sec. Of State
Ipooe

MIZNER TOWNHOMES HOMEOWNERS' ASSOCIATION, INC.

The undersigned incorporator, for the purpose of forming a Florida not-for-profit corporation, hereby adopts the following Articles of Incorporation:

Article I

The name of the corporation is:

MIZNER TOWNHOMES HOMEOWNERS' ASSOCIATION, INC.

Article II

The principal place of business address:

4911 LYONS TECH PARKWAY
18
COCONUT CREEK, FL. 33073

The mailing address of the corporation is:

4911 LYONS TECH PARKWAY
18
COCONUT CREEK, FL. 33073

Article III

The specific purpose for which this corporation is organized is:

HOMEOWNERS' ASSOCIATION

Article IV

The manner in which directors are elected or appointed is:

AT THE ANNUAL MEETING OF SHAREHOLDERS/MEMBERS

Article V

The name and Florida street address of the registered agent is:

PETER WEINTRAUB
2650 NORTH MILITARY TRAIL
150
BOCA RATON, FL. 33431

I certify that I am familiar with and accept the responsibilities of registered agent.

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Registered Agent Signature: PETER WEINTRAUB

Article VI

The name and address of the incorporator is:

JOSEPH S. GRENADIER
4911 LYONS TECH PARKWAY
SUITE 18
COCONUT CREEK, FLORIDA 33073

Incorporator Signature: JOSEPH S. GRENADIER

Article VII

The initial officer(s) and/or director(s) of the corporation is/are:

Title: P
JOSEPH S GRENAIDER
4911 LYONS TECH PARKWAY, #18
COCONUT CREEK, FL. 33073

Title: S
CHARLES BARRETT
4911 LYONS TECH PARKWAY, #18
COCONUT CREEK, FL. 33073