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FLORIDA NON-PROFIT CORPORATION

PALM LAKES AT DELRAY BEACH CONDOMINIUM ASSOCIATION, INC.

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December 13, 2005

Ms. Janet Avila
Express Corporate Filing Services
100 Ponce de Leon Blvd., Suite 101
Coral Gables, FL 33134

Dear Ms. Avila:

Please be advised that Prestige Builders Group, Inc. (hereinafter "PBG"), as owner of that certain trademark reservation for "Palm Lakes at Delray Beach" (hereinafter the "Trade Name"), hereby acknowledges and authorizes the use of the Trade Name by "Palm Lakes at Delray Beach Condominium Association, Inc." its incorporator, officers, and directors, to be formed as not-for-profit corporation in the State of Florida.

Sincerely,


Martin Caparros
Principal

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TALLAHASSEE, FLORIDA

**ARTICLES OF INCORPORATION
OF
PALM LAKES AT DELRAY BEACH
CONDOMINIUM ASSOCIATION, INC.
A FLORIDA CORPORATION NOT FOR PROFIT**

The undersigned incorporators by these articles associate themselves for the purpose of forming a corporation not for profit under the laws of the State of Florida, and adopt the following articles of incorporation.

ARTICLE I: NAME

The name of this corporation is PALM LAKES AT DELRAY BEACH 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. 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 Palm Beach County, Florida and known as: **Palm Lakes at Delray Beach Condominium**, created under the declaration of condominium ("the declaration").

ARTICLE III. TERM OF EXISTENCE

The corporation is to exist perpetually.

**ARTICLE IV. INITIAL REGISTERED OFFICE
AND REGISTERED AGENT**

The street address of the initial registered office and registered agent of this corporation in the State of Florida shall be:

JEFFREY LAGOMACINI
14160 PALMETTO FRONTAGE ROAD
SUITE 21
MIAMI LAKES, FL 33016

ARTICLE V. PRINCIPAL MAILING ADDRESS

14160 PALMETTO FRONTAGE ROAD
SUITE 21
MIAMI LAKES, FL 33016

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:

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Name	Address
JEFFREY LAGOMACINI / PRESIDENT	14160 PALMETTO FRONTAGE ROAD SUITE 21 MIAMI LAKES, FL 33016
ALEXANDER VEGA / SECRETARY	14160 PALMETTO FRONTAGE ROAD SUITE 21 MIAMI LAKES, FL 33016
OSVALDO R. GUERRA / VICE PRESIDENT	14160 PALMETTO FRONTAGE ROAD SUITE 21 MIAMI LAKES, FL 33016

The name and address of the incorporator to these articles is as follows:

Name	Address
Richard Bec	ARAN CORREA GUARCH & SHAPIRO, P.A. 255 UNIVERSITY DRIVE CORAL GABLES, FLORIDA 33134

ARTICLE VII. MANNER OF ELECTION

The manner in which the directors are to be elected or appointed, and/or the qualification of members and the manner of their admission, is as stated in the minutes and by laws.

IN WITNESS WHEREOF the undersigned incorporator has executed these articles of incorporation on this 13 day of December 2005.


Richard Bec, Incorporator

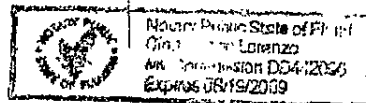
STATE OF FLORIDA)

COUNTY OF MIAMI DADE)

Before me, the undersigned authority, personally appeared Richard Bec, who is personally known to me, and who has sworn and says that the foregoing is true.

Sworn to and subscribed before me this 13 day of December, 2005.

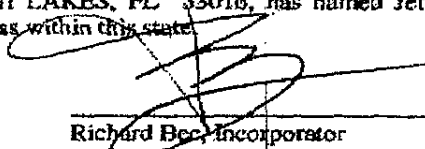

Cindy Lorenzo
Notary Public, State of Florida at Large
Commission Expires:




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DESIGNATION AND ACCEPTANCE
OF
REGISTERED AGENT

In pursuance of Section 48.091 and Chapter 607, Florida Statutes, PALM LAKES AT DELRAY BEACH CONDOMINIUM ASSOCIATION, INC. having filed its Articles of Incorporation contemporaneously herewith, with its registered offices as indicated therein at 14160 PALMETTO FRONTAGE ROAD, SUITE 21, MIAMI LAKES, FL 33016, has named Jeffrey Lagomacini as its registered agent to accept service of process within this state.


Richard Bec, Incorporator

I, Jeffrey Lagomacini, named as registered agent to accept service of process for the above-stated corporation, do hereby accept the appointment to act in this capacity, and agree to comply with the laws of Florida applicable thereto.


Jeffrey Lagomacini, Registered Agent

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