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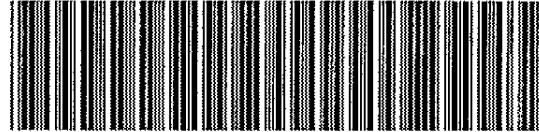
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J. Shivers AUG 28 2006

LAW OFFICES  
**ROBERT A. WHITE, P.A.**

A PROFESSIONAL ASSOCIATION  
1401 UNIVERSITY DRIVE  
SUITE 600  
CORAL SPRINGS, FLORIDA 33071

TELEPHONE (954) 755-0700  
TELECOPIER (954) 755-4623

ROBERT A. WHITE  
BOARD CERTIFIED REAL PROPERTY LAWYER  
E-MAIL: raw@dirtlawflorida.com

August 25, 2006

**Via Federal Express**

Florida Department of State  
Division of Corporations  
409 East Gaines Street  
Tallahassee, FL 32399

Re: LUXURY HOMES OF PARKVIEW ASSOCIATION, INC.

Gentlemen:

Enclosed herewith please find the following relative to the above-named professional association:

1. Original and one copy of the Articles of Incorporation
2. Our check in the amount of \$78.75 representing payment of the following fees and costs:

Filing fee	\$ 35.00
Designation of Agent	35.00
Certified Copy	8.75

Please return a copy of the filed Articles of Incorporation via Federal Express using the enclosed airbill and envelope.

Thank you.

Very truly yours,

  
ROBERT A. WHITE

RAW/js  
Enclosures

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SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

ARTICLES OF INCORPORATION  
OF  
LUXURY HOMES OF PARKVIEW ASSOCIATION, INC.  
(A Florida corporation not for profit.)

Article I

**NAME**

The name of this corporation shall be LUXURY HOMES OF PARKVIEW ASSOCIATION, INC.(hereinafter referred to as the "ASSOCIATION").

ARTICLE II

**PURPOSES**

The general nature, objects and purposes of the ASSOCIATION are:

A. To provide maintenance for the common property and lake identified in the Declaration of Maintenance Restrictions and Covenants for Parcel B of Pearl Plaza Plat (hereinafter referred to as the "DECLARATION"), to be recorded in the Public Records of Broward County, Florida.

B. To construct, improve, maintain, repair, replace, insure and operate the common areas and lake, upon, over and under a portion of Parcel B, Pearl Plaza Plat, according to the Plat thereof as recorded in Plat Book 155, page 42, Public Records of Broward County, Florida.

C. To operate, without profit, for the sole and exclusive benefit of its MEMBERS.

D. To enter into easement agreements or other use or possessory agreements whereby the ASSOCIATION may obtain the use or possession of certain real property not owned by it and to maintain and pay for the insurance, administration, upkeep, repair, replacement and maintenance of such property.

ARTICLE III

**GENERAL POWERS**

The general powers that the ASSOCIATION shall have are as follows:

A. To hold funds solely and exclusively for the benefit of the MEMBERS for the purposes set forth in these Articles of Incorporation.

B. To promulgate and enforce rules, regulations, and agreements to effectuate the purposes for which the ASSOCIATION is organized.

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STATE OF FLORIDA  
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C. To delegate power or powers where such is deemed in the interest of the ASSOCIATION.

D. To make, levy and collect assessments against property within Parcel B, Pearl Plaza Plat subject to the DECLARATION to defray expenses and cost of effectuating the objects and purposes of the ASSOCIATION, and to create reasonable reserves for such expenditures as deemed necessary, and to authorize its Board of Directors, in its discretion, to enter into agreements with banks in Florida or other organizations for the collections of such assessments.

E. To charge recipients for services rendered by the ASSOCIATION when such is deemed appropriate by the Board of Directors.

F. To pay taxes and other charges, if any, on or against property owned or accepted by the ASSOCIATION.

G. In general, to have all powers conferred upon a corporation not for profit by the laws of the State of Florida, except as may be prohibited herein.

H. Notwithstanding anything contained herein to the contrary, the ASSOCIATION shall not have the power to, and shall not, engage in or carry on propaganda or otherwise attempt to influence legislation, or participate or intervene, directly or indirectly in any political campaign on behalf of, or in opposition to, any candidate for office, whether public, quasi-public or private, or otherwise engage in or carry on any political action including the publishing or distribution of statements, nor shall MEMBERS perform any such activities in the name of the ASSOCIATION.

#### ARTICLE IV

##### **MEMBERS AND DEFINITIONS**

A. The MEMBERS of the ASSOCIATION shall consist of the record property owners of lots within the boundaries of Parcel B of Pearl Plaza Plat.

B. The following words when used in these Articles of Incorporation shall have the following meanings:

1. "Board" or "Board of Directors" means and refers to the Board of Directors of the ASSOCIATION.

2. "MEMBER" means and refers to every person or persons, or entity or entities, who are record owners of a fee simple interest in any parcel Parcel B, Pearl Plaza Plat, their heirs, legal representatives, successors or assigns.

3. "PARCEL" means and refers to each lot as shown on Parcel B, Pearl Plaza Plat for which a separately recorded tax folio number exists.

## ARTICLE V

### VOTING AND ASSESSMENTS

A. Subject to the restrictions and limitations hereinafter set forth, a MEMBER shall be entitled to one (1) vote for each PARCEL owned. When more than one person holds a fee interest in any one (1) PARCEL, all such persons shall be MEMBERS, and the one (1) vote for such PARCEL shall be exercised as the OWNERS among themselves determine, but in no event shall more than one (1) vote be cast with respect to any one (1) PARCEL. The affirmative vote of a majority of the votes of the MEMBERS at any meeting of the MEMBERS duly called at which a quorum is present, shall be binding upon the MEMBERS.

B. The ASSOCIATION will obtain funds with which to operate by assessment of its MEMBERS in accordance with the provisions of the Articles of Incorporation and By-Laws of the ASSOCIATION relating thereto.

## ARTICLE VI

### BOARD OF DIRECTORS

A. After the initial Developer controlled Board has turned control of the Association over to the MEMBERS, the affairs of the ASSOCIATION shall be managed by a Board of Directors consisting of not less than three and no more than five Directors. Directors need not be residents of parcels within Parcel B, of Pearl Plaza Plat or of the State of Florida.

B. The first annual meeting of the non-Developer MEMBERS shall be held at the call of the MEMBERS at which time an election for three (3) members of the Board of Directors shall be held. Election shall be by plurality vote. The term of office of the elected Director receiving the highest plurality of votes shall be established at two (2) years and the term of the other two (2) elected directors shall be established at one (1) year each. Thereafter, as many Directors shall be elected as there are regular terms of office of Directors expiring at such time, and the term of the Directors so elected at each succeeding annual election shall be for two (2) years expiring at the second annual election following their election, and thereafter until removed from office with or without cause by the affirmative vote of a majority of the MEMBERS which elected them.

C. The names and addresses of the members of the first Board of Directors, who shall hold office until their successors are elected or appointed and have qualified, are as follows:

---

RAY LEQUERIQUE  
6790 N.W. 83RD  
TERRACE PARKLAND  
FL 33067

## ARTICLE VII

### OFFICERS

A. The officers of the ASSOCIATION shall be a President, a Secretary and a Treasurer, and such other officers as the Board may from time to time deem necessary. Any two (2) or more offices may be held by the same person except for the offices of President and Secretary. Officers shall be elected for one (1) year terms in accordance with the procedure set forth in the By-Laws.

B. The name of the initial officer who is to manage the affairs of the ASSOCIATION until his successors are duly elected and qualified is RAY LEQUERIQUE, President

## ARTICLE VIII

### CORPORATE EXISTENCE

The ASSOCIATION shall have perpetual existence.

## ARTICLE IX

### BY-LAWS

The Board of Directors may, from time to time, adopt, alter or rescind By-Laws not inconsistent with these Articles.

## ARTICLE X

### AMENDMENT TO ARTICLES OF INCORPORATION

These Articles of Incorporation may be amended in the following manner:

A. The Board of Directors, by majority vote, shall adopt a Resolution setting forth the proposed Amendment and direct that it be submitted to vote at a meeting of the MEMBERS.

B. Notice of the subject matter of the proposed Amendment shall be included in the notice of any meeting (special or annual) at which such proposed Amendment is to be considered by the MEMBERS.

C. Such proposed Amendment shall be submitted to and approved by the MEMBERS at such meeting. Any number of Amendments may be submitted to the MEMBERS and voted upon at one (1) meeting. The proposed Amendment shall be adopted upon receiving the affirmative vote of a majority of the votes of the Members entitled to vote thereon.

D. An Amendment to these Articles of Incorporation may be made by a written statement signed by all MEMBERS and Directors eligible to vote in lieu of the above procedure.

## ARTICLE XI

### INDEMNIFICATION OF OFFICERS AND DIRECTORS

Every Director and every Officer of the ASSOCIATION (and the Directors and Officers as a group) shall be indemnified by the ASSOCIATION against all expenses and liabilities, including counsel fees (at all trial and appellate levels) reasonably incurred by or imposed upon such person or persons in connection with any claim, proceeding, litigation or settlement in which they may become involved by reason of being or having been a Director or Officer of the ASSOCIATION. The foregoing provisions for indemnification shall apply whether or not such person is a Director or Officer at the time such expenses are incurred. Notwithstanding the above, in instances where a Director or Officer admits or is adjudged guilty by a court of competent jurisdiction of willful misfeasance or malfeasance in the performance of such person's duties, the indemnification provisions of these Articles shall not apply. Otherwise, the foregoing rights to indemnification shall be in addition to and not exclusive of any and all right of indemnification to which a Director or Officer may be entitled, whether by statute or common law. No amendment to this Article which reduces or restricts the indemnity created herein may be adopted without the prior consent of each and every Officer and Director (whether current or former) affected by such amendment.

## ARTICLE XIII

### TRANSACTION IN WHICH DIRECTORS OR OFFICERS ARE INTERESTED

A. No contract or transaction between the ASSOCIATION and one or more of its Directors or Officers, or between the ASSOCIATION and any other corporation, partnership, association, or other organization in which one or more of its Directors or Officers are Directors or Officers or have a financial interest, shall be invalid, void or voidable solely for this reason, or solely because the Director or Officer is present at or participates in the meeting of the Board or a committee thereof which authorized the contract or transaction, or solely because his or their votes are counted for such purpose. No Director or Officer of the ASSOCIATION shall incur liability by reason of the fact that he is or may be interested in such contract or transaction.

B. Interested Directors may be counted in determining the presence of a

quorum at a meeting of the Board of Directors or of a committee which authorized the contract or transaction.

#### ARTICLE XIV

##### DISSOLUTION OF THE ASSOCIATION

A. Upon dissolution of the ASSOCIATION, all of its assets remaining after provision for creditors and payment of all costs and expenses of such dissolution shall be distributed in the following manner and order:

1. 1. Dedication to applicable municipal or other governmental authority of such property (whether real, personal or mixed) as determined by the Board of Directors of the ASSOCIATION to be appropriate for dedication and which the authority is willing to accept; and
2. 2. The remaining assets shall be distributed among the MEMBERS, subject to the limitations set forth below, as tenants in common, each MEMBER' share of the assets to be determined in accordance with his voting rights.

B. The ASSOCIATION may be dissolved upon a resolution to that effect being approved by a majority of the members of the Board of Directors; said resolution must thereafter be approved by a majority of the members entitled to vote as required by F.S.617.1402, as amended.

#### ARTICLE XV

##### GENDER

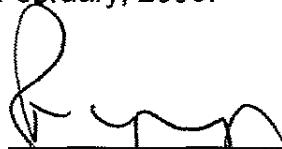
Whenever the male pronoun is used herein, it shall be understood to be the female pronoun if the context or sex of the party referred to so requires.

#### ARTICLE XVI

##### DESIGNATION OF REGISTERED AGENT

RAY LEQUERIQUE is hereby designated as the ASSOCIATION Registered Agent for service of process within the State of Florida at 6790 N.W. 83RD TERRACE PARKLAND FL 33067

IN WITNESS WHEREOF, the undersigned Incorporator has executed these Articles of Incorporation this 27 day of February, 2006.


  
RAY LEQUERIQUE



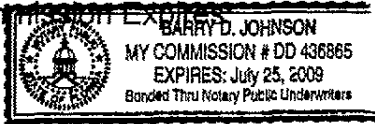
STATE OF FLORIDA )

COUNTY OF BROWARD )

The foregoing Articles of Incorporation were acknowledged before me this 22 day of February, 2006, by RAY LEQUERIQUE who is personally known to me or who has produced DL - L-262-720-63-0570 as identification.

  
\_\_\_\_\_  
Notary Public  
My Commission Expires

(Notary Seal)



ACCEPTANCE OF DESIGNATION AS REGISTERED AGENT

THE UNDERSIGNED, having been named in the foregoing as Registered Agent, hereby accepts said designation, and agrees to comply with the relevant Florida Statutes relating to Registered Agents.

  
\_\_\_\_\_  
RAY LEQUERIQUE

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SECRETARY OF STATE  
TALLAHASSEE, FLORIDA