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FLORIDA PROFIT/NON PROFIT CORPORATION

tuscany square homeowners association, inc.

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**ARTICLES OF INCORPORATION
OF
TUSCANY SQUARE HOMEOWNERS ASSOCIATION, INC.**

A Corporation Not For Profit

The undersigned incorporators, desiring to form a corporation not for profit under Chapter 617, Florida Statutes, as amended, hereby associates ourselves into a corporation (the "Association") for the purposes and with the powers hereinafter specified, and adopt the following Articles of Incorporation:

ARTICLE I

NAME AND PLACE OF BUSINESS

The name of the Association shall be TUSCANY SQUARE HOMEOWNERS ASSOCIATION, INC. and the principal place of business shall be 880 Northwest 1st Avenue, Boca Raton, Florida 33432.

ARTICLE II

PURPOSES

The objects and purposes of the Association are those objects and purposes as are authorized by the Declaration of Covenants and Restrictions for Tuscan Square recorded (or to be recorded) in the Public Records of PALM BEACH County, Florida, as hereafter amended and/or supplemented from time to time (the "Declaration." capitalized terms used but not otherwise defined herein will have the meaning set forth in the Declaration). The further objects and purposes of the Association are to preserve the values and amenities in the Property and to maintain the Common Areas thereof for the benefit of the Members of the Association. The Association shall be conducted as a not for-profit organization for the benefit of the Members.

ARTICLE III

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 terms of these Articles and the Declaration. The Association shall also have all of the necessary powers to provide for the general health and welfare of the Members and to implement the purposes of the Association as set forth in the Association Documents, including, without limitation, the following:

A. Management. The Associations shall have the power to contract for the management of the Association and to delegate to the party with whom such contract has been entered into (which may be an affiliate of the Developer), the powers and duties of the Association, except those which require specific approval of the Board of Directors or Members.

B. Rules and Regulations. Make and establish reasonable Rules and Regulations governing the use of the Property.

C. Assessments. Levy and collect Assessments against Members to defray the cost of performing its duties under the Declaration.

D. Maintenance. Maintain, repair, replace, operate and manage the Property, including the

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right to reconstruct improvements after casualty and further to improve and add to the Property.

E. Enforcement. Enforce the provisions of these Articles, the Declaration, the Bylaws, and all Rules and Regulations governing use of the Property which may from time to time be established.

F. Other Rights and Duties. Exercise, undertake and accomplish all of the rights, duties and obligations which may be granted to or imposed upon the Association in the Declaration or by applicable law.

ARTICLE IV

MEMBERSHIP AND VOTING RIGHTS

Section 4.1 Membership. Every Person who is a record owner of fee title in any Townhome Unit shall be a Member of the Association, provided that any such Person who holds such interest merely as security for the performance of an obligation shall not be a Member. The Membership of such Person shall be automatically terminated when such Person is divested of title or ownership in such Townhome Unit provided that nothing herein contained shall be construed as terminating the Membership of any Person owning fee title in two or more Townhome Units at any time while such Person shall retain fee title in at least one Townhome Unit.

Section 4.2 Voting Rights. The Associations shall have two (2) classes of voting membership:

Class A. Class A Members shall be all those Owners as defined in Section 1 of this Article with the exception of the Developer (as long as the Class B Membership shall exist and thereafter, the Developer shall be a Class A Member to the extent it would otherwise qualify). Class A Members will be entitled to one vote for each Townhome Unit in which they hold the interests required for membership pursuant to Section 1 of this Article.

Class B. The Class B Member shall be the Developer. The Class B member shall be entitled to one (1) vote, plus two (2) votes for each vote entitled to be cast in the aggregate at any time and from time to time on behalf of the Class A Members. The Class B Membership shall cease and terminate (as applicable, the "Turnover Date"): (a) the earlier of (i) ninety (90) days after ninety percent (90%) of the Townhome Units have been sold and conveyed by the Developer or (ii) December 31, 2010, or (b) sooner at the election of Developer (whereupon the Class A Members shall be obligated to elect the Board of Directors and assume control of the Association).

Section 4.3 Prior to Recordation. Until such time as the Declaration is recorded, the membership of the Associations shall be comprised of the subscribers to these Articles, each of whom shall be entitled to cast a vote on all matters upon which the Membership would be entitled to vote.

ARTICLE V

CORPORATE EXISTENCE

The Association shall have perpetual existence; provided that if it is dissolved, its assets shall be conveyed to another association or public agency having a similar purpose.

ARTICLE VI

OFFICERS

Section 6.1 Management. The affairs of the Association shall be managed by the President of the Association, assisted by the Vice President(s), Secretary and Treasurer and, if any, the Assistant Secretaries and Assistant Treasurers (collectively, the "Officers"), subject to the direction of the Board of Directors. The Board of Directors, or the President with the approval of the Board of Directors, may employ a managing agent, agency and/or other managerial and supervisory personnel or entity to administer or assist in the administration of the operation and management of the Property and the affairs of the Association, and any and all such person(s) and/or entity(ies) may be so employed without regard to whether such person or entity is a Member of the Association or a Director of Officer of the Association, as the case may be.

Section 6.2 Election and Appointment of Officers. The Officers of the Association in accordance with any applicable provision of the Bylaws, shall be elected by the Board of Directors for terms of one (1) year and thereafter until qualified successors are duly elected and have taken office. The Bylaws may provide for the method of voting in the election for, and the removal from office of, Officers, and the filling of vacancies and duties of the Officers. The President shall be a Director, but no other Officer need be a Director. The same person may hold two offices, the duties of which are not incompatible; provided however, that the office of President and Vice President shall not be held by the same person, nor shall the office of President and Secretary or Assistant Secretary be held by the same person. If the office of President shall become vacant for any reason, or if the President shall be unable or unavailable to act the Vice President shall automatically succeed to the office or perform its duties and exercise its powers. If any office shall become vacant for any reason, the Board of Directors may elect or appoint an individual to fill such vacancy.

Section 6.3 First Officers. The Officers of the Association, who shall hold office until their successors are selected and have qualified as set forth under these Articles, the Bylaws and/or applicable provisions of the laws of Florida, are as follows:

President	Chris Baczewski
Vice President	Jerry Scalzo
Secretary	Vincent DeVito
Treasurer	Chris Baczewski

ARTICLE VII

BOARD OF DIRECTORS

Section 7.1 Number of Directors. The property, business and affairs of the Association shall be managed by a Board of Directors. The number of Directors on the first Board of Directors shall be three (3). The number of Directors on any succeeding Board of Directors shall also be three (3) unless otherwise provided in the Bylaws. A majority of the Board of Directors shall constitute a quorum for the transaction of business.

Section 7.2 Election of Board of Directors. Prior to the Turnover Date, all of the Directors will be appointed by the Class B Member. The Class B Member shall have the right to appoint the Directors by written notice to such effect or by an announcement reflected in the minutes of the Annual Member's Meeting (as defined in the Bylaws). From and after the Turnover Date, the Directors shall be elected by the Members at the Annual Member's Meeting as provided in the Bylaws. The Bylaws shall provide for the method of voting in the election and for removal from office of Directors. All Directors must be Members of the Association and reside in the Property or such Directors may be authorized representatives officers, or employees of corporate Members of the Association or designees of the Class B Member. Notwithstanding the foregoing the Class B Member shall be entitled at any time to waive in writing its right to appoint Directors prior to the Turnover Date as set forth herein and thereafter to vote in elections for Directors in the same manner as other Owners of Townhome Units, if applicable.

Section 7.3 Duration of Office. A Director designated by the Class B Member may be removed only by the Class B Member in its sole discretion and without any need for a meeting or vote. Except as set forth herein, in the Bylaws or pursuant to applicable law, Members elected to the Board of Directors shall hold office until the next succeeding Annual Member's Meeting, and thereafter until qualified successors are duly elected and have taken office.

Section 7.4 Vacancies. The Class B Member shall have the unqualified right to name a successor for any vacancy as to a Director designated or entitled to be designated by it, and the Class B Member shall notify the Board of Directors as to the name of the successor Director and of the commencement date for the term of such successor Director. If a Director elected by the general membership shall for any reason cease to be a Director, the remaining Directors so elected may elect a successor to fill the vacancy for the balance of the term.

Section 7.5 First Board of Directors. The names and addresses of the Persons appointed to the first Board of Directors by the Class B Member, who shall hold office until their successors are selected and have qualified as set forth under these Articles, the Bylaws and/or applicable provisions of the laws of Florida are as follows:

Chris Baczewski
Jerry Scalzo
Vincent DeVito

880 Northwest 1st Avenue, Boca Raton, Florida 33432
4799 Coconut Creek Parkway, #200, Coconut Creek, Florida 33063
880 Northwest 1st Avenue, Boca Raton, Florida 33432

ARTICLE VIII

BYLAWS

The Board of Directors shall adopt Bylaws consistent with these Articles. Such Bylaws may be altered, amended or repealed in the manner set forth in the Bylaws.

ARTICLE IX

AMENDMENTS AND PRIORITY

Section 9.1 Amendment. Prior to the Turnover Date, the Class B Member shall have the right to amend, change, delete or add to these Articles at any time and from time to time as it deems appropriate, without the joinder or consent of any Person whatsoever so long as the same does not materially and adversely affect the rights of Owners or Institutional First Mortgagees. The Class B Member's right to amend under this provision is to be construed as broadly as possible. In the event that the Association shall desire to amend these Articles prior to the Turnover Date, the Association must first obtain the Class B Member's prior written consent to any proposed amendment. After the Turnover Date, these Articles may be amended, changed, deleted or added to upon the affirmative vote of the Owners of at least seventy-five percent (75%) of the Townhome Units present in person or by proxy at any Annual Members' Meeting or any special meeting of the Members called for that purpose or who have acted by written response in lieu of a meeting; provided that so long as the Developer or its affiliates is the Owner of any Townhome Unit affected by these Articles, the Developer's consent must be obtained if such amendment, in the sole opinion of the Developer, adversely affects its interest. Any amendment approved as required hereby shall be transcribed and certified in such form as may be necessary to file the same in the office of the Secretary of State of the State of Florida. A certified copy of the approved amendment shall also be recorded in the public records of Palm Beach County, Florida within thirty (30) days from the date approved.

Section 9.2. Priority. In case of any conflict between these Articles and the Bylaws, these Articles shall control; and in case of any conflict between these Articles and the Declaration, the Declaration shall control.

ARTICLE X

INCORPORATORS

The names and addresses of the incorporators of the Association are:

Name	Address
Chris Baczewski	880 Northwest 1 st Avenue, Boca Raton, Florida 33432
Jerry Scalzo	4799 Coconut Creek Parkway, #200, Coconut Creek, Florida 33083

ARTICLE XI

INDEMNIFICATION

Section 11.1 Indemnification. The Association shall indemnify any person who was or is a party or is threatened to be made a party to any threatened, pending or contemplated action, suit or proceeding whether civil, criminal, administrative or investigative, by reason of the fact that he is or was a Director, employee, Officer or agent of the Association, against all expenses (including attorneys' fees and appellate attorneys' fees, judgments, fines and amounts paid in settlement actually and reasonably incurred by him in connection with such action, suit or proceeding, unless (a) it is determined by a court of competent jurisdiction, after all available appeals have been exhausted or not pursued by the proposed indemnitee, that he did not act in good faith or that he acted in a manner he believed to be not in or opposed to the best interest of the Association, and with respect to any criminal action or proceeding that he had reasonable cause to believe his conduct was unlawful, and (b) such court further determines specifically that indemnification should be denied. The termination of any action, suit or proceeding by judgment, order, settlement, conviction, or upon a plea of nolo contendere or its equivalent shall not, in and of itself, create a presumption that the person did not act in good faith or did act in a manner which he believed to be in or opposed to the best interest of the Association, and with respect to any criminal action or proceeding, that he had reasonable cause to believe that his conduct was unlawful.

Section 11.2 Expenses. To the extent that a Director, Officer, employee or agent of the Association has been successful on the merits or otherwise in defense of any action, suit or proceeding referred to in Section 1 of this Article XI or in defense of any claim, issue or matter therein, he shall be indemnified against expenses (including attorneys' fees and appellate attorneys' fees) actually incurred by him in connection therewith. Notwithstanding the foregoing, Association funds will not be used by the Developer to defend a civil or criminal action, administrative proceeding, or arbitration proceeding that has been filed against the Developer or Directors appointed to the Association by the Developer, even when the subject of the action or proceeding concerns the operation of the Developer controlled Association.

Section 11.3 Cumulative. The indemnification provided by this Article shall not be deemed exclusive of any other rights to which those seeking indemnification may be entitled under any bylaw, agreement, vote of Members or otherwise, both as to action in his official capacity while holding such office or otherwise, and shall continue as to a person who has ceased to be Director, Officer, employee or agent and shall inure to the benefit of the heirs, executors and administrators of such person.

Section 11.4 Insurance. The Association shall have the power to purchase and maintain

insurance on behalf of any person who is or was a Director, Officer, employee or agent of the Association, or is or was serving at the request of the Association as a director, officer, employee or agent of another corporation, partnership, joint venture, trust or other enterprise, against any liability asserted against him and incurred by him in any such capacity, or arising out of his status as such, whether or not the Association would have the power to indemnify him against such liability under the provisions of this Article.

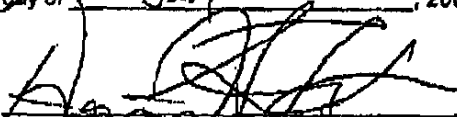
Section 11.5 No Amendment. The provisions of this Article XI shall not be amended.


ARTICLE XII

REGISTERED AGENT


Until changed, Chris Niles, shall be the registered agent of the Association and the registered office shall be at 2400 East Commercial Boulevard, Suite 208, Fort Lauderdale, Florida 33308.

IN WITNESS WHEREOF, the aforesaid incorporators have hereunto set their hands this 11th day of July, 2007.


Witness

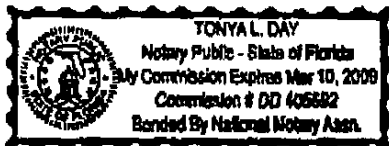

Witness


Name: Chris Baczewski


Name: Jerry Scalzo

STATE OF FLORIDA)
COUNTY OF Palm Beach ss:

The foregoing instrument was acknowledged before me this 11th day of July, 2007, by Chris Baczewski and Jerry Scalzo, who are personally known to me and who did not take an oath.




NOTARY PUBLIC, State of Florida
My Commission Expires:

CERTIFICATE DESIGNATING REGISTERED AGENT AND REGISTERED OFFICE

In compliance with the laws of Florida, the following is submitted:

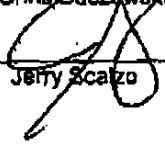
That desiring to organize under the laws of the State of Florida with its principal office, as indicated in the foregoing Articles of Incorporation in the County of Palm Beach, State of Florida, the corporation named

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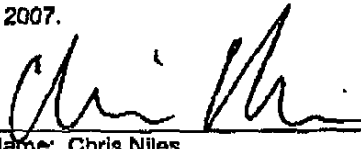
In said Articles has named Chris Niles as its registered agent located at said address.


Name: Chris Baczewski


Name: Jerry Scalzo

Having been named the statutory agent of the above corporation at the place designated in this certificate, I hereby accept the same and agree to act in this capacity, and agree to comply with the provisions of Florida law relative to keeping the registered office open.

Dated this 11th day of July, 2007.


Name: Chris Niles

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