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M. JAY LANCER, P.A.

Attorney at Law

November 16, 2000

Mailing Address:

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Corporate Records Bureau
Division of Corporations
Department of State
P. O. Box 6327
Tallahassee, FL 32301

FILED
00 NOV 20 AM 8:56
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

Re: Mahoney Communities, Inc.

Dear Sir or Madam:

Enclosed herewith please find, in duplicate, Articles of Incorporation for the above-referenced corporation, together with the Designation and Acknowledgement of Registered Agent and our firm's check in the amount of \$78.75 to cover fees for filing the enclosure.

Upon filing the above corporation, please return to the undersigned the certified copy of the Articles of Incorporation.

Thank you for your cooperation in this matter.

Very truly yours,

M. Jay Lancer

MJL:po

Enclosures

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ARTICLES OF INCORPORATION

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OF

SECRETARY OF STATE
TALLAHASSEE, FLORIDA

MAHONEY COMMUNITIES, INC.

I, M. JAY LANCER, the undersigned subscriber of these Articles of Incorporation, a corporation for profit under the laws of the State of Florida.

ARTICLE I

The name of the corporation is: MAHONEY COMMUNITIES, INC.

(a) The corporation may engage in any activity or business permitted under the laws of the United States and the State of Florida.

(b) The general nature of the business to be transacted by this corporation is:

Residential construction and any business related thereto.

To do any or all of the things to the same extent as natural person might or could do, and in any part of the world as principals, agents, contractors or otherwise, alone or in company with others, and to do and perform all such other things and acts as may be necessary, profitable or expedient in carrying on any lawful business or acts.

The intention is that none of the objects and powers as hereinabove set forth, except where otherwise specified in this Article, shall be in anywise limited or restricted by reference to or inference from the terms of any other objects, powers or clauses of this Article or any other Article, but that the objects and powers specified in each of the clauses in this Article shall be regarded as independent objects and powers.

ARTICLE III

The maximum number of shares of stock that this corporation is authorized to have outstanding at any time is Five Hundred (500) shares of common stock, each share having the par value of One Dollar (\$1.00).

Authorized capital stock may be paid for in cash, services, or property, at a just value to be fixed by the Board of Directors of this corporation at any regular or special meeting, except that stock issued pursuant to the provisions of Internal Revenue Code 1244 shall be issued only for money or other property (other than stock or securities).

ARTICLE IV

The amount of capital with which this corporation shall begin business is Five Hundred Dollars (\$500.00).

ARTICLE V

This corporation shall have perpetual existence.

ARTICLE VI

The initial street address of the principal address of this corporation is to be at: 1885-A Porter Lake Drive, Sarasota, Florida 34240. The Board of Directors, stockholder or stockholders may from time to time designate such other street address and place for the principal office of this corporation as it may see fit.

ARTICLE VII

This corporation initially will have no directors. The corporation shall be managed by the stockholders of the corporation and shall be deemed a close corporation as defined by Florida Statutes, as now in effect or as may be amended from time to time. The By-Laws may be amended to provide for the corporation to be managed by a Board of Directors instead of the stockholders, of not less than one (1) person as provided in the By-Laws.

ARTICLE VIII

The name and street address of the subscriber to these Articles of Incorporation are as follow:

<u>NAME</u>	<u>ADDRESS</u>
M. Jay Lancer	1900 Ringling Blvd. Sarasota, FL 34236

ARTICLE IX

Pursuant to 607.164(h), Florida Statutes, the street address of the initial registered office of the Registered Agent is: 7958 Royal Birkdale Circle, Bradenton, FL 34202. The undersigned names Thomas M. Mahoney at the above address, as its Registered Agent to accept service of process within the State, and such person having been so named to accept said service, hereby agrees to act in said capacity.

ARTICLE X

These Articles of Incorporation may be amended in the manner provided by law.

IN WITNESS WHEREOF, I, the undersigned, have hereunto set my hand and seal this 13th day of November, 2000 for the purpose of organizing and incorporating this corporation to do business both within and without the State of Florida, in pursuance of the Corporation Law of the State of Florida, do make and file in the office of the Secretary of State of Florida these Articles of Incorporation, and certify that the facts herein stated are true.

M. Jay Lancer

COUNTY OF SARASOTA

WITNESS my hand and official seal in the County and State
named above, this 13th day of November, 2000.

Commission Expires:

Pursuant to Chapter 607.164(h), Florida Statutes, the undersigned Thomas M. Mahoney has been named as Registered Agent of MAHONEY COMMUNITIES, INC. to accept service of process within the State, and, having been so named to accept said service, hereby agrees to act in said capacity. The address of the registered agent is 7958 Royal Birkdale Circle Bradenton, Florida 34202.

STATE OF FLORIDA
COUNTY OF SARASOTA

WITNESS my hand and official seal in the County and State
named above, this 13th day of November, 2000.

My Commission Expires: