

LAW OFFICES
DAVID BERCUSON, P.A.

P02000083476
July 30, 2002

Secretary of State
Division of Corporations
P.O. Box 6327
Tallahassee, Florida 32314

700006847987--5
-08/01/02--01022--007
*****78.75 *****78.75

Re: NEW HOMES & NEIGHBORHOODS, INC.

Dear Secretary:

Enclosed please find an original and one copy of the Articles of Incorporation of NEW HOMES & NEIGHBORHOODS, INC. together with our check in the amount of \$78.75 for payment of all required fees.

Please file these Articles, and return a Certified Copy of same to our office at your earliest convenience.

Very truly yours,

David Bercuson, P.A.

DB/jmh
enclosures

02 AUG - 1 PM 2:24
DIVISION OF CORPORATIONS
SECRETARY OF STATE

T. SMITH AUG 01 2002

ARTICLES OF INCORPORATION

OF

NEW HOMES & NEIGHBORHOODS, INC.

RECEIVED
DIVISION OF CORPORATIONS
02 AUG -1 PM 2:24

The undersigned hereby associate themselves for the purpose of becoming a Corporation under the laws of the State of Florida (Florida General Corporation Act), as they now exist or may be amended, pursuant to the following Articles of Incorporation:

ARTICLE I

Name. The name and address of this Corporation shall be: NEW HOMES & NEIGHBORHOODS, INC., 18650 Highway 441, Mount Dora, Florida 32757.

ARTICLE II

Duration. This Corporation shall have perpetual existence commencing on the date of execution and acknowledgment of these Articles of Incorporation.

ARTICLE III

Purpose. The general nature and purpose of the business to be transacted, promoted and carried on is to do any and all things hereinafter mentioned, as fully and to the same effect and extent as natural persons might or could do, viz:

- (a) To create, produce, promote, distribute, own, buy, lease sell or otherwise exploit and/or deal in television programs and productions including but not limited to programs relating to the home building, construction and sales business.
- (b) To engage in all aspects of the television production business.
- (c) Pursuant to the laws of the State of Florida, to conduct and transact any and all lawful business.

ARTICLE IV

Capital Stock. This Corporation is authorized to issue five thousand (5,000) shares of One Dollar (\$1.00) par value capital common stock which shall be designated "common stock".

ARTICLE V

Voting Rights. Except as otherwise provided by law, the entire voting power for the election of Directors, and for all other purposes, shall be vested exclusively in the holders of the outstanding common shares.

ARTICLE VI

Designation of Series. Preferred shares may be issued from time to time in series. All preferred shares shall be of equal rank and identical, except in respect to the particulars that may be fixed by the Board of Directors herein. The Board of Directors are authorized and required to fix, in the manner to the full extent provided and permitted by law, all provision of the shares of each series set forth below:

- (a) The distinctive designation of all series and the number of shares which shall constitute such series.
- (b) The redemption price or prices, if any, for the shares of each, any or all series.
- (c) The annual rate of dividends payable on the shares of all series and the time and manner of payment.
- (d) The obligation, if any, of the Corporation to maintain a sinking fund for the periodic redemption of shares of any series and to apply the sinking fund to the redemption of such shares.
- (e) The rights, if any, of the shareholders of shares of each series to convert such shares into common shares and the terms and conditions of such conversion.

ARTICLE VII

Dividends. The holders of the outstanding capital stock shall be entitled to receive, when and as declared by majority vote of the Board of Directors, dividends payable either in cash, in property, or in shares of capital stock of the Corporation

ARTICLE VIII

Preemptive Rights. Every shareholder, upon the sale for cash of any new stock of this Corporation of the same kind, class or series as that which he already holds, shall have the right to purchase his prorated share thereof (as nearly as may be done without issuance of fractional shares) at the price at which it is offered to others.

ARTICLE IX

Powers. This Corporation shall have all those rights, powers and duties as delineated in Florida Statutes, Chapter 607, as it now exists or may hereafter be amended; including, but not limited to, the following general powers:

- (a) To have perpetual succession by its corporate name unless a limited period of duration is stated in its Articles of Incorporation.
- (b) To sue and be sued, complain and defend in its corporate name in all actions or proceedings.
- (c) To have corporate seal, which may be altered at pleasure, and to use the same by causing it, or a facsimile thereof, to be impressed, affixed, or in any other manner reproduced.
- (d) To purchase, take, receive, lease or otherwise acquire, own, hold, improve, use, and otherwise deal in and with real or personal property or any interest therein, wherever situated.
- (e) To sell, convey, mortgage, pledge, create a security interest in, lease, exchange, transfer, and otherwise dispose of all or any part of its property and assets.
- (f) To lend money to, and use its credit to assist its officers and employees in accordance with Florida Statutes Chapter 607.141, as it now exists or may hereafter be amended.
- (g) To purchase, take, receive, subscribe for, or otherwise acquire, own, hold, vote, use, employ, sell, mortgage, lend, pledge, or otherwise dispose of, and otherwise use and deal in and with, shares or other interest in, or obligations of, other domestic or foreign corporations, associations, partnerships, or individuals, or direct or indirect obligations of the United States or of any other government, states, territory, governmental district, or municipality or of any instrumentality thereof.

(h) To make contracts and guarantees and incur liabilities, borrow money at such rates as the Corporation may determine, issue its notes or bonds.

(i) To lend money for its corporate purposes, invest and reinvest its funds, and take and hold real and personal property as security for the payment of funds so loaned or invested.

(j) To conduct its business, carry on its operations, and have offices and exercises the powers granted by this act within or without this State.

(k) To elect or appoint officers and agents for the Corporation and define their duties and fix their compensation.

(l) To make and alter bylaws, not inconsistent with its Articles of Incorporation or with the laws of this State, for the administration and regulation of the affairs of the Corporation.

(m) To make donations for the public welfare or for charitable, scientific, or educational purposes.

(n) To transact any lawful business which the Board of Directors shall find will be in aid of governmental policy.

(o) To pay pensions and establish pension plans, profit sharing plans, stock bonus plans, stock option plans, and other incentive plans for any or all of its Directors, Officers and employees, and for any or all of the Directors, Officers and employees of its subsidiaries.

(p) To be a promoter, incorporator, general partner, limited partner, member, associate, or manager of any corporation, partnership, limited partnership, joint venture, trust, or other enterprise.

(q) To have and exercise all powers necessary or convenient to effect its purposes.

ARTICLE X

Initial Board of Directors. This Corporation shall have one (1) Director initially. The number of Directors may either be increased or diminished from time to time by the By-Laws, but shall never be less than one (1). The names and addresses of the initial Directors of this Corporation are:

<u>Name</u>	<u>Address</u>
KRISTIN BEALL LUDECKE	18650 Highway 441 Mount Dora, Florida 32757

The name and address of the person(s) signing these Articles is:

<u>Name</u>	<u>Address</u>
KRISTIN BEALL LUDECKE	18650 Highway 441 Mount Dora, Florida 32757

ARTICLE XI

Amendment. This Corporation reserves the right to repeal any provisions contained in these Articles of Incorporation or any amendment hereto, and any right conferred upon the Shareholders is subject to this reservation.

ARTICLE XII

Initial Registered Office and Agent. The name and street address of the Initial Registered Office of this Corporation is KRISTIN BEALL LUDECKE, 18650 Highway 441, Mount Dora, Florida 32757. Said Agent shall indicate acceptance of said designation by executing these Articles of Incorporation where indicated.

The undersigned subscriber has executed these Articles of Incorporation this 25th day of July, 2002.


KRISTIN BEALL LUDECKE

STATE OF FLORIDA)
) ss:
COUNTY OF Lake)

The foregoing instrument was acknowledged before as this 25th day of July, 2002 by KRISTIN BEALL LUDECKE, FDL# L320 501 76 72 0, Officer of

NEW HOMES & NEIGHBORHOODS, INC., a Florida corporation, on behalf of the corporation. He is personally known to me and/or has produced a Florida Driver's License as identification and did not take an oath.

Joann Seal
Notary Public State of Florida

My Commission Expires: July 10, 2004



ACCEPTANCE BY REGISTERED AGENT

I, KRISTIN BEALL LUDECKE, hereby accept the responsibilities as Registered Agent for NEW HOMES & NEIGHBORHOODS, INC.

Kristin Beall Ludecke
KRISTIN BEALL LUDECKE
Registered Agent

02 AUG - 1 PM 2:25
SECRETARY OF STATE
DIVISION OF CORPORATIONS