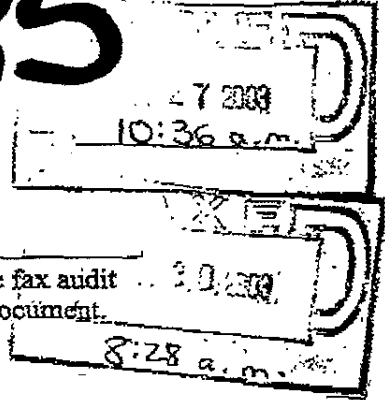


Division of Corporations

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From: Account Name : KIRK PINKERTON, A PROFESSIONAL ASSOCIATION
Account Number : 071670002600
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FLORIDA DEPARTMENT OF STATE
Glenda B. Hood
Secretary of State

October 31, 2003

KIRK PINKERTON, PA

SUBJECT: NEW HOMES REALTY OF FLORIDA, INC.
REF: W0300031938

We received your electronically transmitted document. However, the document has not been filed. Please make the following corrections and refile the complete document, including the electronic filing cover sheet.

The name of the entity must be identical throughout the document.

The name designated in your document is unavailable since it is the same as, or it is not distinguishable from the name of an administratively dissolved/revoked entity. Names of administratively dissolved/revoked entities are not available for one year from the date of administrative dissolution/revocation unless the dissolved/revoked entity provides the Department of State with a notarized affidavit stating that they have no intention of reinstating, therefore, releasing the name for use to another entity.

Adding "of Florida" or "Florida" to the end of a name is not acceptable.

An effective date may be added to the Articles of Incorporation if a 2004 date is needed, otherwise the date of receipt will be the file date. A separate article must be added to the Articles of Incorporation for the effective date.

If you have any further questions concerning your document, please call (850) 245-6973.

Claretha Golden
Document Specialist
New Filings Section

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ARTICLES OF INCORPORATION

SECRETARY OF STATE
TALLAHASSEE, FLORIDA

OF

NEW HOMES REALTY OF FLORIDA, INC.

The undersigned, for the purpose of forming a corporation under the Florida Business Corporation Act, Chapter 607 of the Florida Statutes, hereby adopts the following Articles of Incorporation:

Article 1. Name. The name of the Corporation is:

NEW HOMES REALTY OF FLORIDA, INC.

Article 2. Mailing Address. The mailing address of the Corporation is:

2821 Cattleman Rd.
Sarasota, Florida 34232

Article 3. Duration. The duration of the Corporation is perpetual.

Article 4. Purpose. The general purposes for which the Corporation is organized are the following:

A. To engage in and transact any lawful business for which corporations may be incorporated under the Florida Business Corporation Act. No other purpose limits this general purpose in any way.

B. To do such other things as are incidental to the purposes of the Corporation or necessary or desirable in order to accomplish them.

Prepared by: Jamie Ebling, Esq.
Kirk Pinkerton
720 South Orange Avenue
Sarasota, Florida 34236
(941) 744-2288
Atty Bar #0369284

FAX AUDIT #H03-304419

FAX AUDIT # H03-304419

ACCEPTANCE BY REGISTERED AGENT

The undersigned hereby accepts the appointment as Registered Agent of NEW HOMES REALTY OF FLORIDA, INC., which is contained in the foregoing Articles of Incorporation, and agrees to comply with the provisions of all statutes relative to the proper and complete performance of her duties, and accepts the duties and obligations of Section 607.0505, Florida Statutes.

DATED this 24th day of October, 2003.


JAMIE EBLING
Registered Agent

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SECRETARY OF STATE
TALLAHASSEE, FLORIDA