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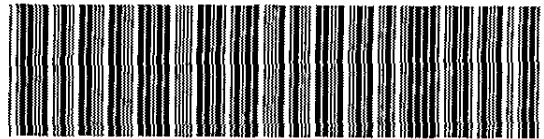
(Business Entity Name)

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RECEIVED
04 MAR 26 AM 10:32
DIVISION OF CORPORATION
TALLAHASSEE, FLORIDA
FILED
04 MAR 26 PM 1:49
SECRETARY OF STATE

**CORPORATE
ACCESS,
INC.**

236 East 6th Avenue . Tallahassee, Florida 32303

P.O. Box 37066 (32315-7066) ~ (850) 222-2666 or (800) 969-1666 . Fax (850) 222-1666

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3/26

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CERTIFIED COPY

Arts & Amends
(2 Certs)



CUS

gs (2 Certs)

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FILING

Arts

1.)

Waterway Townhouses, Inc.

(CORPORATE NAME & DOCUMENT #)

2.)

(CORPORATE NAME & DOCUMENT #)

3.)

(CORPORATE NAME & DOCUMENT #)

4.)

(CORPORATE NAME & DOCUMENT #)

5.)

(CORPORATE NAME & DOCUMENT #)

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TALLAHASSEE, FLORIDA

SPECIAL INSTRUCTIONS

**ARTICLES OF INCORPORATION
OF
WATERWAY TOWNHOUSES, INC.**

ARTICLE I - NAME AND BUSINESS ADDRESS

The name of this Corporation is **Waterway Townhouses, Inc.**, a Florida corporation. Its principal office address and business mailing address is 1320 South Dixie Highway, Suite 781, Coral Gables, Florida 33146.

ARTICLE II - DURATION

The Corporation shall have a perpetual existence.

ARTICLE III - PURPOSE

The purpose for which the Corporation is organized is to engage in any and all businesses and activities permitted by the laws of the State of Florida. The Corporation shall have all of the powers vested in a limited liability company organized and existing by virtue of such laws.

ARTICLE IV - CAPITAL STOCK

The maximum number of shares which this Corporation is authorized to have outstanding at any time is 1,000 shares of common stock, having a par value of \$1 per share.

**ARTICLE V - INITIAL
REGISTERED OFFICE AND AGENT**

The name of the initial registered agent in Florida for the Company is Neil S. Rollnick who upon accepting this designation agrees to comply with the provisions of Chapters 48 and 607, Florida Statutes as amended from time to time, with respect to keeping an office open for service of process. The address of the initial registered agent is 2601 South Bayshore Drive, Suite 1600, Miami, Florida 33133.

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ARTICLE VI - INITIAL BOARD OF DIRECTORS

The initial Board of Directors shall consist of one member. The number of directors may be increased or decreased from time to time by vote of the Board of Directors, but in no case shall the number of directors be less than one nor more than seven. The name and address of the sole director constituting the initial Board of Directors is:

Name

Address

Allen R. Greenwald

1320 South Dixie Highway
Suite 781
Coral Gables, Florida 33146

ARTICLE VII - INCORPORATOR

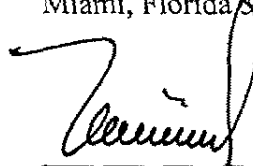
The name and street address of the person signing these Articles of Incorporation is:

Name

Address

Neil S. Rollnick, Esq.

Adorno & Yoss, P.A.
2601 South Bayshore Drive
Suite 1600
Miami, Florida 33133



3.25.04

Neil S. Rollnick, Esq., Incorporator

ACCEPTANCE OF REGISTERED AGENT

Having been named to accept service of process for Waterway Townhouses, Inc., a Florida corporation, at the place designated in the Articles of Incorporation, Neil S. Rollnick, Esq. agrees to act in this capacity and is familiar with, and accepts, the obligations of such position, and agrees to comply with the provisions of Section 48.091, Florida Statutes, relative to keeping open such office.

Dated: March 25, 2004



Neil Steven Rollnick, Esq.

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