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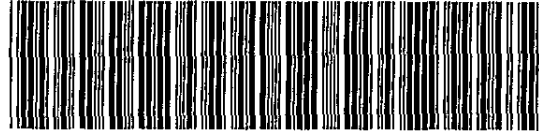
(Business Entity Name)

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04 MAR 25 AM 11:12

SECRETARY OF STATE
TALLAHASSEE, FLORIDA

WCI COMMUNITIES, INC.®

24301 WALDEN CENTER DR.

BONITA SPRINGS,

FLORIDA 34134

TEL (239) 947-2600

wcommunities.com

Bonnie Rushing

Corporate Paralegal

Tel. (239) 498-8605

Fax (239) 498-8277

E-Mail: bonnierushing@wci.com

March 24, 2004

Via Courier

Division of Corporations
409 East Gaines Street
Tallahassee, FL 32399

Attention: Filing Section

Re: Articles of Incorporation

Enclosed for filing are the Articles of Incorporation for the following entities:

1. WCI Towers Northeast U.S., Inc.
2. WCI Towers, Inc.
3. WCI Marketing, Inc.
4. WCI Homebuilding Northeast U.S., Inc.
5. WCI Homebuilding, Inc.
6. WCI Business Development, Inc.
7. WCI Amenities, Inc.

and the filing fees for these articles, including the fees for return of certified copies of the articles filed. Please return the certified copies to the following:

Bonnie Rushing
WCI Legal Department
24301 Walden Center Drive
Bonita Springs, FL 34134

If you have any questions on these filings, please call me.

Sincerely,



Bonnie Rushing
Paralegal

/bdr
Enclosures

ARTICLES OF INCORPORATION
OF
WCI MARKETING, INC.

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04 MAR 25 AM 11:12
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

The undersigned, for purposes of forming a corporation under the Florida General Corporation Act, does hereby adopt the following Articles of Incorporation:

ARTICLE I. NAME

The name of the corporation shall be WCI Marketing, Inc. The principal place of business of this corporation shall be 24301 Walden Center Drive, Bonita Springs, Florida 34134.

ARTICLE II. NATURE OF BUSINESS

This corporation may engage or transact in any or all lawful activities or business permitted under the laws of the United States, the State of Florida or any other state, country, territory or nation.

ARTICLE III. CAPITAL STOCK

The maximum number of shares of stock that this corporation is authorized to have outstanding at any one time is One Thousand (1,000) shares of common stock having One Cent (\$0.01) par value per share.

ARTICLE IV. REGISTERED OFFICE AND AGENT

The street address of the initial registered office of the corporation shall be 24301 Walden Center Drive, Bonita Springs, Florida 34134, and the name of the initial registered agent of the corporation is Vivien N. Hastings.

ARTICLE V. TERM OF EXISTENCE

This corporation is to exist perpetually.

ARTICLE VI. DIRECTORS

This corporation shall have three directors initially. The number of directors may be changed from time to time in accordance with the Bylaws but shall never be less than one. The names and addresses of the initial directors of the corporation are:

Jerry L. Starkey	24301 Walden Center Drive Bonita Springs, FL 34134
James P. Dietz	24301 Walden Center Drive Bonita Springs, FL 34134
R. Michael Curtin	24301 Walden Center Drive Bonita Springs, FL 34134

ARTICLE VII. SOLE INCORPORATOR

The name and street address of the sole incorporator is:

Vivien N. Hastings	24301 Walden Center Drive Bonita Springs, Florida 34134
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The rights and interests of the Incorporator shall automatically terminate when these Articles are filed with the Secretary of State.

ARTICLE VIII. INDEMNIFICATION

This corporation shall indemnify each officer and director to the full extent permitted by law.

IN WITNESS WHEREOF, THE UNDERSIGNED, as Incorporator, hereby executes these Articles of Incorporation on the 15th day of March, 2004.



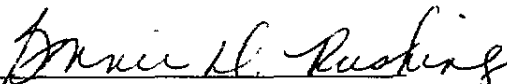
Vivien N. Hastings, Incorporator

STATE OF FLORIDA
COUNTY OF LEE

BEFORE ME, the undersigned authority, personally appeared Vivien N. Hastings, known to me and known by me to be the person described in and who executed the foregoing and who acknowledged before me that she executed the same for the uses and purposes therein expressed. She is personally known to me.

WITNESS my hand and official seal in the County and State last aforesaid, this 15th day of March, 2004.

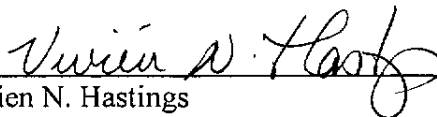




Notary Public

ACCEPTANCE OF REGISTERED AGENT DESIGNATION

Having been named to accept service of process for the above stated corporation, at the place designated in this Certificate, I hereby agree to act in this capacity and I further agree to comply with the provisions of all statutes relative to the proper and complete performance of my duties.


Vivien N. Hastings

Date: March 15th, 2004

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SECRETARY OF STATE
TALLAHASSEE, FLORIDA