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SECRETARY OF STATE
TALLAHASSEE, FLORIDA

FLORIDA PROFIT CORPORATION OR P.A.
CELEBRATION POINTE ESTATE HOMES, INC.

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ARTICLES OF INCORPORATION
OF
CELEBRATION POINTE ESTATE HOMES, INC.

ARTICLE I

NAME

The name of this corporation shall be:

CELEBRATION POINTE ESTATE HOMES, INC.

ARTICLE II

PRINCIPAL OFFICE

The initial principal office of this corporation shall be:

7975 N.W. 154th Street, Suite #400
Miami Lakes, Florida 33016

ARTICLE III

CAPITAL STOCK

This corporation is authorized to issue 1,000 shares of common stock,
which shall be designated "Common Shares".

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ARTICLE IV

INITIAL REGISTERED OFFICE AND AGENT

The street address of the initial registered office of this corporation is One East Broward Boulevard, Suite #1501, Fort Lauderdale, Florida 33301, and the initial registered agent of this corporation at that address is Peter M. Hodkin.

ARTICLE V

INITIAL BOARD OF DIRECTORS

This corporation shall have two Directors initially. The number of Directors may be increased or decreased from time to time by the By-Laws but there shall never be less than two directors. The names and addresses of the initial Directors of this corporation are:

Anthony Mijares, Jr.	7975 NW 154 th Street, Suite #400 Miami Lakes, Florida 33016
Silvio Cardoso	7975 NW 154 th Street, suite #400 Miami Lakes, Florida 33016

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ARTICLE VI

INCORPORATOR

The name and address of the person signing these Articles is Peter M. Hodkin, One East Broward Boulevard, Suite #1501, Fort Lauderdale, Florida 33301.

ARTICLE VII

INDEMNIFICATION

The corporation shall indemnify any Officer or Director, or any former Officer or Director, to the full extent permitted by law.

IN WITNESS WHEREOF, the undersigned has executed these Articles of Incorporation this 8th day of April, 2004.


PETER M. HODKIN

ACCEPTANCE OF REGISTERED AGENT

HAVING BEEN NAMED TO ACCEPT SERVICE OF PROCESS FOR THE ABOVE STATED CORPORATION, AT THE PLACE DESIGNATED IN ARTICLE IV OF THESE ARTICLES OF INCORPORATION, THE

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UNDERSIGNED HEREBY AGREES TO ACT IN THIS CAPACITY, AND
FURTHER AGREES TO COMPLY WITH THE COMPLETE DISCHARGE OF ITS
DUTIES.


DATED THIS 8th DAY OF APRIL, 2004


PETER M. HODKIN

STATE OF FLORIDA)
) SS:
COUNTY OF BROWARD)

BEFORE ME, a Notary Public authorized in the county and state set
forth above, personally appeared PETER M. HODKIN, known to me and known by
me to be the person who, as Incorporator, executed the foregoing Articles of
Incorporation of CELEBRATION POINTE ESTATE HOMES, INC. and he
acknowledged before me that he executed those Articles of Incorporation. He is
personally known to me.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my
official seal in the county and state aforesaid this 8th day of April, 2004.


NOTARY PUBLIC
State of Florida at Large

My Commission Expires:

JANET A. ROBELEN
NOTARY PUBLIC - STATE OF FLORIDA
COMMISSION # DD243010
EXPIRES 06/27/2007
BONDED THRU 1488-NOTARY

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