

P95000075252

FILINGS, INC. TERESA ROMAN

(Requestor's Name)

2805 LITTLE DEAL ROAD

(Address)

TALLAHASSEE, FLORIDA 32308

(904) 385-6735

(City, State, Zip)

(Phone #)

600001448186
-03/29/95--01063--020
***122.50 ***122.50

OFFICE USE ONLY

CORPORATION NAME(S) & DOCUMENT NUMBER(S) (if known):

1. BALLANTRAE Development Corp
(Corporation Name) (Document #)
2. _____
(Corporation Name) (Document #)
3. _____
(Corporation Name) (Document #)
4. _____
(Corporation Name) (Document #)

RECEIVED
95 MAR 29 PM 3:04
DIVISION OF CORPORATIONS

- Walk in Pick up time _____ Certified Copy
 Mail out Will wait Photocopy Certificate of Status

FILED
SECRETARY OF STATE
DIVISION OF CORPORATIONS
95 MAR 29 PM 3:22

NEW FILINGS	
<input checked="" type="checkbox"/>	Profit
	NonProfit
	Limited Liability
	Domestication
	Other

AMENDMENTS	
	Amendment
	Resignation of R.A., Officer/Director
	Change of Registered Agent
	Dissolution/Withdrawal
	Merger

OTHER FILINGS	
	Annual Report
	Fictitious Name
	Name Reservation

REGISTRATION/QUALIFICATION	
	Foreign
	Limited Partnership
	Reinstatement
	Trademark
	Other

Examiner's Initials

3-29
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ARTICLES OF INCORPORATION

OF

BALLANTRAE DEVELOPMENT CORP.

FILED
SECRETARY OF STATE
DIVISION OF CORPORATIONS

95 MAR 29 PM 3:22

The undersigned hereby makes, subscribes, acknowledges and files these Articles of Incorporation for the purpose of forming a corporation under the Laws of the State of Florida:

ARTICLE I -- NAME

The name of the corporation shall be BALLANTRAE DEVELOPMENT CORP.

ARTICLE II -- DURATION

The corporation shall have perpetual existence.

ARTICLE III -- PURPOSE

The corporation is organized for the purpose of engaging in any activity or business permitted under the Laws of the United States or of this State.

ARTICLE IV -- CAPITAL STOCK

This corporation is authorized to issue one thousand (1,000) shares of capital stock with a par value of \$1.00 per share.

ARTICLE V -- PRINCIPAL OFFICE,
INITIAL REGISTERED OFFICE AND AGENT

The street address in this State of the Principal Office, Initial Registered Office of the corporation is 1800 South Australian Avenue, Suite 400, West Palm Beach, Florida 33409, and the name of the Initial Registered Agent at such address is G. Steven Brannock.

ARTICLE VI -- INITIAL BOARD OF DIRECTORS

The Initial Board of Directors shall consist of six (6) members. The number of Directors may be increased or decreased from time to time by the By-Laws, but shall never be less than three (3).

The names and addresses of the Initial Directors are:

Kevork S. Hovnanian
362 Via Linda
Palm Beach, Florida

Ara K. Hovnanian
61 Whipporwill Valley Road
Atlantic Highlands, New Jersey

BALLANTRAE DEVELOPMENT CORP.
Articles of Incorporation
Page Two

Timothy P. Mason
22 Devon Drive
Piscataway, New Jersey

Peter S. Reinhart
2 Bayhill Road
Leonardo, New Jersey

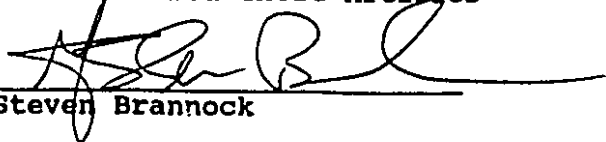
Paul W. Buchanan
8 Blueberry Lane
Leonardo, New Jersey

John J. Schimpf
227 Pelican Road
Middletown, New Jersey

ARTICLE VII -- INCORPORATOR

The name and address of the person signing these Articles is
G. Steven Brannock, 1800 South Australian Avenue, Suite 400, West
Palm Beach, Florida 33409.

IN WITNESS WHEREOF, I have made and subscribed these Articles
this 27th day of March, 1995.



G. Steven Brannock

*****:*****

I HEREBY ACCEPT THE DESIGNATION AS REGISTERED AGENT AS SET
FORTH IN THESE ARTICLES OF INCORPORATION.



G. Steven Brannock