



CORAL RIDGE
COMMUNITIES, INC.

1100 University Drive
Coral Springs, FL 33065
(305) 752-1100

P95000035798

April 28, 1995

Division of Corporations
Post Office Box 6327
Tallahassee, FL 32399

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-05/02/95--01050--016
****122.50 ****122.50

Dear Sir or Madam:

Enclosed for filing please find the Articles of Incorporation of
Heron Bay Golf Course Properties, Inc. I have enclosed a check in
the amount of \$122.50 to cover the filing fee plus certified copy
fee.

Very truly yours,

CORAL RIDGE COMMUNITIES, INC.

Maryann Nance

Maryann Nance
Legal Assistant

Enclosures

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DIVISION OF CORPORATIONS
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ARTICLES OF INCORPORATION
of
HERON BAY GOLF COURSE PROPERTIES, INC.

THE UNDERSIGNED, acting as the Incorporators of a corporation pursuant to the Florida General Corporation Act, hereby adopt the following Articles of Incorporation of HERON BAY GOLF COURSE PROPERTIES, INC., a corporation under the laws of the State of Florida.

ARTICLE I

Name:

The name of this corporation shall be:

HERON BAY GOLF COURSE PROPERTIES, INC.

ARTICLE II

Address of Principal Office and Mailing Address:

3300 University Drive, Coral Springs, Florida 33065

ARTICLE III

Duration:

This corporation shall exist perpetually.

ARTICLE IV

Purpose or Purposes:

To transact any or all lawful business for which corporations may be incorporated under the Florida General Corporation Act.

ARTICLE V

Authorized Number of Shares:

This corporation shall have outstanding at any one time a maximum of five hundred (500) shares of common stock of the par value of one (\$1.00) dollar each.

The shares of common stock are not to be divided into classes nor is the corporation authorized to issue shares in series. There shall be no preemptive rights granted to shareholders.

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ARTICLE VI

Initial Registered Office and Registered Agent:

The initial Registered Office of this corporation shall be at 3300 University Drive, Coral Springs, Florida 33065.

The initial Registered Agent of this corporation at its Registered Office shall be K. Y. GORDON.

ARTICLE VII

Directors:

The initial Board of Directors of this corporation shall consist of three (3) members.

The names and addresses of the persons who shall serve as the initial Board of Directors of this corporation, until the first annual meeting of the shareholders, or until their successors shall have been elected and qualified, are as follows:

<u>Name</u>	<u>Address</u>
J. P. McGowan	3300 University Drive Coral Springs, Florida 33065
D. H. Graham	3300 University Drive Coral Springs, Florida 33065
M. E. Mucci	3300 University Drive Coral Springs, Florida 33065

ARTICLE VIII

Incorporators:

The names and addresses of the Incorporator of this corporation is:

<u>Name</u>	<u>Address</u>
Coral Ridge Communities, Inc., a Delaware corporation	3300 University Drive Coral Springs, Florida 33065

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ARTICLE IX

Officers:

The names and titles of the persons who shall serve as the initial officers of this corporation, until the first annual meeting of the shareholders, or until their successors shall have been elected and qualified, are as follows:

J. P. McGowan	President
D. H. Graham	Vice President and Secretary
M. E. Mucci	Treasurer & Assistant Secretary

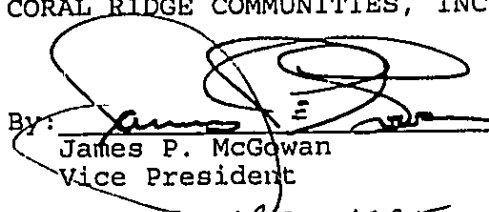
ARTICLE X

Indemnification:

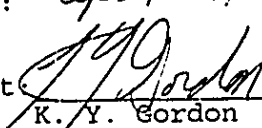
This corporation shall indemnify every officer and director, and every former officer and director, to the full extent permitted by the Florida General Corporation Act.

IN WITNESS WHEREOF, the undersigned Incorporators has caused these Articles of Incorporation to be executed the day and year below by its duly authorized officers.

CORAL RIDGE COMMUNITIES, INC.

By: 
James P. McGowan
Vice President

Dated: April 27, 1995

Attest: 
K. Y. Gordon
Assistant Secretary

Dated: April 27, 1995

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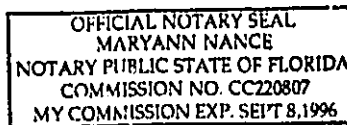
STATE OF FLORIDA)
) ss:
COUNTY OF BROWARD)

The foregoing Articles of Incorporation were acknowledged before me this 27th day of April, 1995 by James P. McGowan and K. Y. Gordon. They are personally known to me.

Maryann Nance
Name:
Notary Public
Commission No.

[Notary Seal]

My Commission Expires:



CONSENT OF REGISTERED AGENT

K. Y. Gordon hereby consents to his designation as Registered Agent in the foregoing Articles of Incorporation.

K. Y. Gordon
K. Y. Gordon

Dated:

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