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900001928729  
-08/21/96--01004--002  
\*\*\*122.50 \*\*\*122.50

August 20, 1996

Corporate Records Bureau  
Division of Corporations  
Department of State  
409 East Gaines Street  
Tallahassee, FL 32399

900001928729  
-08/21/96--01004--002  
\*\*\*122.50 \*\*\*122.50

To Whom It May Concern:

Enclosed is the original and one copy of the Articles of Incorporation of Serenoa, Inc. along with the certificate of its registered agent.

Also enclosed is a check in the amount of \$122.50 to cover charter tax, filing fee, certified copy and the registered agent's fee.

Thank you for your attention to this matter.

Sincerely,

*Ronald H. Kauffman*

Ronald H. Kauffman, Esq.

Enclosures: Articles of Incorporation  
Certificate  
Check for \$122.50

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SECRETARY OF STATE  
DIVISION OF CORPORATIONS  
96 AUG 21 PM 2:35

BROWN AUG 23 1996

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SECRETARY OF STATE  
DIVISION OF CORPORATIONS  
95 AUG 21 PM 2:36

## ARTICLES OF INCORPORATION

The undersigned incorporator, for the purpose of forming a corporation under the Florida Business Corporation Act, hereby adopts the following Articles of incorporation.

### ARTICLE I

The name of this corporation shall be SERENOA, Inc.

### ARTICLE II

The existence of this corporation shall be perpetual.

### ARTICLE III

The purpose of this corporation is the construction, maintenance, improvement and beautification of properties under its control; and all other related purposes not prohibited by law.

### ARTICLE IV

This corporation is authorized to issue 5000 shares of one dollar (\$1.00) par value common stock.

### ARTICLE V

Section 1. Rights Upon Liquidation or Dissolution.-The assets of this corporation shall be payable to and distributed ratably among holders of record of the Common Shares.

Section 2. Voting Rights.-Except as otherwise provided by law, the entire voting power for the election of directors and for all other purposes shall be vested exclusively in the holders of record of the Common Shares.

### ARTICLE VI

Every shareholder, upon sale for cash of any new stock of this corporation of the same kind, class or series as that which he already holds, shall have the right to purchase his pro rata share thereof (as nearly as may be

done without issuance of fractional shares) at the price at which it is offered to others.

#### ARTICLE VII

The street address of the principal office of this corporation is 7516 Jewel Avenue North Bay Village, FL 33141.

#### ARTICLE VIII

The street address of the initial registered agent is and the name of the initial registered resident agent of this corporation at that address is: Ronald Fuertes, 7516 Jewel Avenue North Bay Village, FL 33141.

#### ARTICLE IX

This corporation shall have two directors initially. The number of directors may be either increased or diminished from time to time by the by-laws but shall never be less than one. The names and addresses of the initial directors of this corporation are: Ronald Fuertes and Raquel Fuertes 7516 Jewel Avenue North Bay Village, FL 33141.

#### ARTICLE X

The name and address of the person signing these articles is Ronald Fuertes 7516 Jewel Avenue North Bay Village, FL 33141.

#### ARTICLE XI

The power to adopt, alter, amend or repeal bylaws shall be vested in the Board of Directors and the shareholders.

#### ARTICLE XII

The approval of shareholders of this corporation to any plan of merger shall be required in every case, whether or not such approval is required by law.

ARTICLE XIII

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

ARTICLE XIV

This corporation reserved the right to amend or repeal any provision contained in these articles of incorporation, or any amendments thereto, and any right conferred upon the shareholders is subject to this reservation.

The undersigned incorporators have executed these Articles of Incorporation this August day of \_\_\_\_\_ 1996.

Ronald Fuertes  
Subscriber

STATE OF FLORIDA )  
                              ) S.S.  
COUNTY OF DADE    )

Before me, the undersigned authority personally appeared, Ronald Fuertes, who is personally known to me or who presented a Florida driver's license as identification and who did take an oath and is known to me to be the person who executed the foregoing articles of incorporation.

In witness whereof I have hereunto set my hand and affixed my official stamp, in the State of Florida and County of Dade.

Dated: Aug 20, 1996



RONALD KAUFFMAN  
My Commission CC347291  
Expires Feb. 09, 1998  
Bonded by HAI  
800-422-1555

Ronald Kauffman  
Notary Public

CERTIFICATE OF DESIGNATION OF  
REGISTERED AGENT/REGISTERED OFFICE

FILED-STATE  
DIVISION OF CORPORATIONS  
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In compliance with Fla. Stat. § 607.0501(3) the undersigned corporation organized under the laws of the State of Florida submits the following statement in designating the registered office/registered agent in the State of Florida.

The name of the corporation is: SERENOA, Inc.

The name and address of the registered agent and office is: Ronald Fuertes, 7516 Jewel Avenue North Bay Village, FL 33141.

Having been named as registered agent and to accept service of process for the above stated corporation, at the place designated herein, I hereby agree to act in this capacity, I hereby am familiar with and accept the duties and responsibilities as registered agent for said corporations and I further agree to comply with the provisions of all statutes relative to the proper and complete performance of my duties as registered agent.

DATE: 8/20/96

Ronald Fuertes  
Ronald Fuertes  
Resident Agent