

SEP 3-96 12:01 P
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TO: DIVISION OF CORPORATIONS

FAX #: (904)922-4001

FROM: FILINGS, INC.

ACCT#: 072720000101

CONTACT: THERESA ROMAN PHONE: (904)385-6735
(904)385-6761

FAX #:

NAME: MUCKERMAN HOMES AT THE POLO CLUB, INC. AUDIT NUMBER.....H96000012085
DOC TYPE.....FLORIDA PROFIT CORPORATION OR P.A. CERT. OF STATUS..0
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Dona
9-4-96

August 29, 1996

FILINGS INC.

TALLAHASSEE, FL

SUBJECT: ZUCKERMAN HOMES AT THE POLO CLUB, INC.
REF: W96000018199

We received your electronically transmitted document. However, the document has not been filed and needs the following corrections:

PLEASE LIGHTEN THE 1ST PAGE OF ARTICLES AND RE-FAX.

Please return your document, along with a copy of this letter, within 60 days or your filing will be considered abandoned.

If you have any questions concerning the filing of your document, please call (904) 487-6934.

Loria Poole
Corporate Specialist

FAX Aud. #: H96000012085
Letter Number: 696A00040920

SEP- 3-96 TUE 12:05 PM

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4960000/2085

THIS INSTRUMENT PREPARED BY
PETER M. HODKIN, ESQ.
2101 W. Commercial Blvd., Suite 4100
Fort Lauderdale, FL 33309
Florida Bar No. 287814

ARTICLES OF INCORPORATION
OF

ZUCKERMAN HOMES AT THE POLO CLUB, INC.

ARTICLE I

NAME

The name of this corporation shall be:

ZUCKERMAN HOMES AT THE POLO CLUB, INC.

ARTICLE II

PRINCIPAL OFFICE

The initial principal office of this corporation shall

be:

6650 NW 41st Street
Coral Springs, Florida 33067

ARTICLE III

CAPITAL STOCK

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

ARTICLE IV

INITIAL REGISTERED OFFICE AND AGENT

The street address of the initial registered office of
this corporation is 2101 West Commercial Boulevard, Suite 4100,
Fort Lauderdale, Florida 33309, and the initial registered agent of
this corporation at that address is Peter M. Hodkin.

PREPARED BY
PETER M. HODKIN, P.A.
2101 W. COMMERCIAL BLVD. SUITE 4100
FORT LAUDERDALE, FLORIDA 33309
BAR #287814
305-735-0000

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CLERK OF DISTRICT COURT
FORT LAUDERDALE, FLORIDA

HP6000/2085

ARTICLE V

INITIAL BOARD OF DIRECTORS

This corporation shall have three 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 three directors. The names and addresses of the initial Directors of this corporation are:

Andrew Zuckerman	6650 NW 41st Street Coral Springs, FL 33067
David Zuckerman	6650 NW 41st Street Coral Springs, FL 33067
Steven Zuckerman	6650 NW 41st Street Coral Springs, FL 33067

ARTICLE VI

INCORPORATOR

The name and address of the person signing these Articles is Peter M. Hodkin, 2101 West Commercial Blvd., Suite 4100, Fort Lauderdale, Florida 33309.

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 26th day of August 1996.


PETER M. HODKIN

HP6000/2085

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

DATED THIS 26TH DAY OF AUGUST, 1996.

EFFECTIVE DATE 8/27/96


PETER M. HODKIN

STATE OF FLORIDA }
COUNTY OF BROWARD } ss:

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 ZUCKERMAN HOMES
AT THE POLO CLUB, 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
26th day of August, 1996.


NOTARY PUBLIC
State of Florida at Large

My Commission Expires:

52432



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