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Newton & Almand
Attorneys at Law

Fernandina Office:
317 Centre Street
Suite 201
Fernandina Beach, FL 32034
Telephone (904) 277-7095
Telecopier (904) 277-7097

Clifford B. Newton
Alan B. Almand

February 20, 1997

Jacksonville Office:
10192 San Jose Boulevard
Jacksonville, FL 32257
Telephone (904) 262-8777
Telecopier (904) 260-0657
(904) 262-4309

Secretary of State
State of Florida
Division of Corporations
Post Office Box 6327
Tallahassee, Florida 32314

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-02/24/97-01027-009
*****122.50 *****122.50

Re: South Beaches at Ponte Vedra, Inc.

Dear Sir or Madam:

In connection with the above referenced corporation, enclosed please find the original Articles of Incorporation to be filed with the Secretary of State. I also enclose our firm check in the amount of \$122.50 for the cost of the filing fee.

I enclose a copy of the Articles of Incorporation and would appreciate you stamping and returning the same to me.

Should you have any questions or comments, please do not hesitate to call.

Very truly yours,



Evie Adams, as Assistant to
Clifford B. Newton

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Enclosures

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TALLAHASSEE, FLORIDA

ARTICLES OF INCORPORATION
OF
SOUTH BEACH AT PONTE VEDRA, INC.

FILED
91 FEB 24 PM 2:21
TALLAHASSEE, FLORIDA

Pursuant to the provisions of Chapter 607, Florida Statutes the undersigned, for the purpose of forming a corporation for profit under the laws of Florida, adopts the following Articles of Incorporation:

ARTICLE I

Name

Section 1.1. Name. The name of the corporation is South Beach at Ponte Vedra, Inc.

ARTICLE II

Duration

Section 2.1. Duration. This corporation shall exist perpetually. Corporate existence shall commence on the date these Articles are executed and acknowledged, except that if they are not filed by the Department of State of the State of Florida within five days, exclusive of legal holidays, after they are executed and acknowledged, corporate existence shall commence upon filing by the Department of State.

ARTICLE III

Purposes

Section 3.1. Purposes. This corporation is organized for the purpose of transacting any or all lawful business permitted under the laws of the United States of America and of the State of Florida.

ARTICLE IV

Capital Stock

Section 4.1. Authorized Capital. The maximum number of shares of stock which this corporation is authorized to have outstanding at any one time is 500 shares of voting common stock having a par value of \$1.00 per share.

The shares of stock may be issued for such consideration, having a value of not less than the par value of the shares issued therefor, as is determined from time to time by the board of directors, to be paid in whole or in part in cash or other property, tangible or intangible, or in labor or services actually

performed for the corporation. Shares may not be issued until the full amount of consideration therefor has been paid. Thereafter, such shares shall be deemed to be fully paid and non-assessable.

ARTICLE V

Principal Office

The principal office and mailing address of the corporation is 9471 Baymeadows Road, Suite 403, Jacksonville, Florida 32256.

ARTICLE VI

Initial Registered Office and Agent

Section 6.1. Name and Address. The street address of the initial registered office of this corporation is 9471 Baymeadows Road, Suite 403, Jacksonville, Florida 32256, and the name of the initial registered agent of this corporation is Charles F. Atkerson, Jr., whose address is 9471 Baymeadows Road, Suite 403, Jacksonville, Florida 32256.

ARTICLE VII

Directors

Section 7.1. Number. This corporation shall have one (1) director initially. The number of directors may be increased or diminished from time to time by bylaws adopted by the shareholders, but shall never be less than one.

Section 7.2. Initial Directors. The names and street addresses of the members of the first board of directors of the corporation are:

Charles F. Atkerson, Jr.	9471 Baymeadows Road, Suite 403 Jacksonville, Florida 32256
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Section 7.3. Compensation. The board of directors is hereby specifically authorized to make provision for reasonable compensation to its members for their services as directors, and to fix the basis and conditions upon which such compensation shall be paid. Any directors of the corporation may also serve the corporation in any other capacity and receive compensation therefor in any form.

Section 7.4. Indemnification. The board of directors is hereby specifically authorized to make provision for indemnification of directors, officers, employees and agents to the full extent permitted by law.

ARTICLE VIII

Officers

Section 8.1 Initial Officers. The names and addresses of the initial officers of the corporation are as follows:

Charles F. Atkerson, Jr. President
9471 Baymeadows Road, Suite 403
Jacksonville, Florida 32256

Serena Wakefield Vice President
9471 Baymeadows Road, Suite 403
Jacksonville, Florida 32256

Charles F. Atkerson, Jr. Secretary, Treasurer
9471 Baymeadows Road, Suite 403
Jacksonville, Florida 32256

ARTICLE IX

Bylaws

Section 8.1 Bylaws. The initial bylaws of this corporation shall be adopted by the directors. Bylaws may be adopted, altered, amended or repealed from time to time by either the shareholders or the board of directors by majority vote, but the board of directors shall not alter, amend or repeal any bylaw adopted by the shareholders if the shareholders specifically provide that such bylaw is not subject to amendment or repeal by the directors.

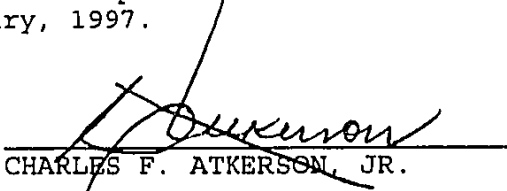
ARTICLE X

Incorporator

Section 9.1. Name and Address. The name and street address of the incorporator of this corporation is:

Charles F. Atkerson, Jr. 9471 Baymeadows Road, Suite 403
Jacksonville, Florida 32256

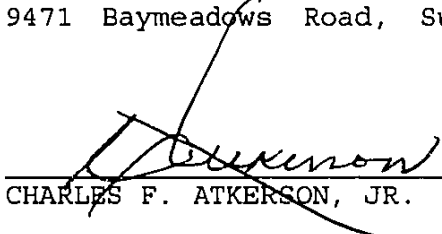
IN WITNESS WHEREOF, the incorporator has executed these Articles the 23rd day of January, 1997.


CHARLES F. ATKERSON, JR.

**CERTIFICATE DESIGNATING REGISTERED OFFICE AND REGISTERED
AGENT FOR THE SERVICE OF PROCESS WITHIN FLORIDA**

In compliance with FLORIDA STATUTES, Sections 48.091 and 607.0501, the following is submitted:

South Beach at Ponte Vedra, Inc., desiring to organize or qualify under the laws of the State of Florida, hereby designates Charles F. Atkerson, Jr. as its registered agent to accept service of process within the State of Florida and the address of its registered office shall be 9471 Baymeadows Road, Suite 403, Jacksonville, Florida 32256.



CHARLES F. ATKERSON, JR.

FILED
97 FEB 24 PM 2:21
TALLAHASSEE, FLORIDA

Dated: January 23, 1997.

Having been named to accept service of process for the above stated corporation, at the place designated in this certificate, I hereby agree to act in this capacity, and I further agree to comply with the provisions of all statutes relative to the proper and complete performance of my duties.

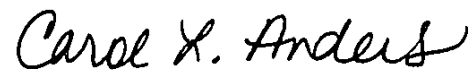


CHARLES F. ATKERSON, JR.

STATE OF FLORIDA

COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 23rd day of January, 1997, by Charles F. Atkerson, Jr., who is personally known to me.



Notary Public CAROL L. ANDERS

