

P97000022105



THE UNITED STATES
CORPORATION
COMPANY

ACCOUNT NO. : 072100000032

REFERENCE : 288685 4390546

AUTHORIZATION :

Patricia Pizzuto

COST LIMIT : \$ 131.25

SECRET
TALLAHASSEE, FLORIDA

97 MAR 11 PM 3:02

FILED

ORDER DATE : March 11, 1997

ORDER TIME : 9:33 AM

ORDER NO. : 288685-005

CUSTOMER NO: 4390546

000002110123-0

CUSTOMER: Ms. Carin Melby
WCI COMMUNITIES, INC.

Suite 500
801 Laurel Oak Drive
Naples, FL 33963

DOMESTIC FILING

NAME: WCI COMMUNITIES PROPERTY
MANAGEMENT, INC.

EFFECTIVE DATE:

XX ARTICLES OF INCORPORATION
 CERTIFICATE OF LIMITED PARTNERSHIP

PLEASE RETURN THE FOLLOWING AS PROOF OF FILING:

XX CERTIFIED COPY
 PLAIN STAMPED COPY
XX CERTIFICATE OF GOOD STANDING

CONTACT PERSON: Carina L. Dunlap

EXAMINER'S INITIALS: _____

RECEIVED
97 MAR 11 AM 10:50
DIVISION OF CORPORATION

K.R.

MAR 11 1997

ARTICLES OF INCORPORATION
OF
WCI COMMUNITIES PROPERTY MANAGEMENT, INC.

97 MAR 11 PM 3:02
FILED
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

The undersigned, for purposes of forming a corporation under the Florida General Corporation Act, does hereby adopt the following Articles of Incorporation:

ARTICLE I. NAME

The name of the corporation shall be WCI Communities Property Management, Inc. The principal place of business of this corporation shall be 801 Laurel Oak Drive, Suite 500, Naples, Florida 34108.

ARTICLE II. NATURE OF BUSINESS

This corporation may engage or transact in any or all lawful activities or business permitted under the laws of the United States, the State of Florida or any other state, country, territory or nation.

ARTICLE III. CAPITAL STOCK

The maximum number of shares of stock that this corporation is authorized to have outstanding at any one time is One Hundred (100) shares of common stock having One Dollar (\$1.00) par value per share.

ARTICLE IV. REGISTERED OFFICE AND AGENT

The street address of the initial registered office of the corporation shall be 801 Laurel Oak Drive, Suite 500, Naples, Florida 34108, and the name of the initial registered agent of the corporation is Vivien N. Hastings.

ARTICLE V. TERM OF EXISTENCE

This corporation is to exist perpetually.

ARTICLE VI. DIRECTORS

This corporation shall have three directors initially. The number of directors may be changed from time to time in accordance with the By-Laws but shall never be less than one. The names and addresses of the initial directors of the corporation are:

Alfred Hoffman, Jr.	801 Laurel Oak Drive, Suite 500 Naples, Florida 34108
Scott R. Whitney	801 Laurel Oak Drive, Suite 500 Naples, Florida 34108
Alice J. Carlson	801 Laurel Oak Drive, Suite 500 Naples, Florida 34108

ARTICLE VII. SOLE INCORPORATOR

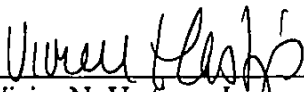
The name and street address of the sole incorporator is:

Vivien N. Hastings	801 Laurel Oak Drive, Suite 500 Naples, Florida 34108
--------------------	--

ARTICLE VIII. INDEMNIFICATION

This corporation shall indemnify each officer and director, including former officers and directors, to the full extent permitted by law.

IN WITNESS WHEREOF, THE UNDERSIGNED, as Incorporator, hereby executes these Articles of Incorporation on the 5th day of March, 1997.

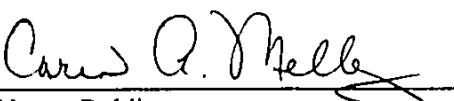

Vivien N. Hastings, Incorporator

STATE OF FLORIDA
COUNTY OF COLLIER

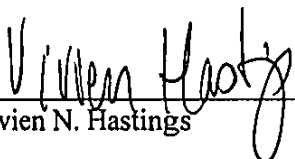
BEFORE ME, the undersigned authority, personally appeared Vivien N. Hastings, known to me and known by me to be the person described in and who executed the foregoing and who acknowledged before me that she executed the same for the uses and purposes therein expressed. She is personally known to me.

10th WITNESS my hand and official seal in the County and State last aforesaid, this day of March, 1997.




Notary Public

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.



Vivien N. Hastings

Date: March 10, 1997

FILED
97 MAR 11 PM 3:02
SECRETARY OF STATE
TALLAHASSEE, FLORIDA