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Law Offices

Pershes & Schwartz

PROFESSIONAL ASSOCIATION

SUITE 205

2801 UNIVERSITY DRIVE

CORAL SPRINGS, FLORIDA 33065

ROBERT E. PERSHES
ALSO MEMBER NEW YORK BAR
REGISTERED TO PRACTICE
U. S. PATENT & TRADEMARK OFFICE
JAY A. SCHWARTZ

June 6, 1997

FILED
SECRETARY OF STATE
DIVISION OF CORPORATIONS
97 JUN 23 AM 11:43

TELEPHONE
(954) 341-2801

TELEFAX
(954) 341-0801

Secretary of State
Division of Corporations
P.O. Box 6327
Tallahassee, FL 32314

RE: Articles of Incorporation
Windsor Bay Realty Corporation, Inc.

700002220497--1
-06/23/97--01177--018
*****70.00 *****70.00

Dear Sir/Madame:

Enclosed please find the executed original Articles of Incorporation for filing. We have also enclosed our check in the amount of \$70.00 and would request that you furnish our office with a stamped copy of same upon filing.

Should further information be required, please do not hesitate to contact our office.

Sincerely yours,



JAY A. SCHWARTZ
For The Firm

JAS:ks
Enclosures

6/24

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ARTICLES OF INCORPORATION
OF
WINDSOR BAY REALTY CORPORATION, INC.

The undersigned incorporator hereby forms a corporation under Chapter 607 of the laws of the State of Florida.

ARTICLE I. NAME

The name of the corporation shall be:

Windsor Bay Realty Corporation, Inc. The address of the principal office of this corporation shall be 4615 University Drive, Coral Springs, Florida 33067, and the mailing address shall be the same.

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 1,000 shares of common stock having \$1 par value per share.

ARTICLE IV. ADDRESS

The street address of the initial registered office of the corporation shall be 2801 University Drive, Suite 205, Coral Springs, Florida 33065, and the name of the initial registered

agent of the corporation at that address is ROBERT E. PERSHES,
ESQUIRE.

ARTICLE V. TERM OF EXISTENCE

This corporation is to exist perpetually.

ARTICLE VI. DIRECTORS

All corporate powers shall be exercised by or under the authority of, and the business and affairs of the corporation managed under the direction of its Board of Directors, subject to any limitation set forth in these Articles of Incorporation. This corporation shall have three Directors, initially. The names and street addresses of the initial members of the Board of Directors are:

Robert Kennedy	4615 University Drive Coral Springs, Florida 33067
Kathleen Kennedy	4615 University Drive Coral Springs, Florida 33067

ARTICLE VII. OFFICERS

The names and addresses of the initial officers of the corporation who shall hold office for the first year of the corporation, or until their successors are elected or appointed are:

Robert Kennedy President	4615 University Drive Coral Springs, Florida 33067
Kathleen Kennedy Vice-President	4615 University Drive Coral Springs, Florida 33067

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ARTICLE VIII. INCORPORATOR


The name and street address of the incorporator to these
Articles of Incorporation is:

ROBERT E. PERSHES
2801 University Drive, Suite 205
Coral Springs, Florida 33065


**ACCEPTANCE OF REGISTERED AGENT DESIGNATED
IN ARTICLES OF INCORPORATION**

ROBERT E. PERSHES, having a business office identical with the
registered office of the corporation named above, and having been
designated as the Registered Agent in the above and foregoing
Articles, is familiar with and accepts the obligations of the
position of Registered Agent under Section 607.0505, Florida
Statutes.

ROBERT E. PERSHES
PERSHES & SCHWARTZ, P.A.

By: 
ROBERT E. PERSHES
Registered Agent

DATED this 6 day of June, 1997.

By: 
ROBERT E. PERSHES
Incorporator