

P99000048240



Date 5/20/99

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-05/24/99-01052-008
****122.50 *****78.75

Dear Sir/Madam:

Enclosed please find the Articles of Incorporation for:


Saugras Property Management & Services, Inc.

All correspondence and inquiries should be forwarded to this office at the referenced address :

Tri Star Accounting Group, Inc.
3200 N. Military Trail , Suite # 201
Boca Raton, Florida 33431
(561) 988-2004 Tel
(561) 988-5343 Fax

FILED
99 MAY 24 AM 11:03
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

Sincerely


Lou M. Taylor
President

EFFECTIVE DATE

5-20-99

CB
5-20-99
f

EFFECTIVE DATE
5-20-29

**ARTICLES OF INCORPORATION
OF
Sawgrass Property Management & Services, Inc.
ARTICLE I**

CORPORATION NAME

The name of this corporation is Sawgrass Property Management & Services, Inc.

**ARTICLE II
PURPOSE**

This corporation may engage in any activity or business permitted under the laws of the United States and the State of Florida.

**ARTICLE III
CAPITAL STOCK**

This corporation is authorized to issue 100 shares of common stock.

The common stock of the Corporation shall have the following characteristics:

- (a) Par value shall be \$1.00 per share
- (b) At all meetings of the stockholders, the common stockholders shall be entitled to cast (1) vote for each share of common stock owned. That a common stockholder is interested in a matter shall not disqualify him from voting thereon.
- (c) Except as otherwise provided by law, the entire voting power for the election of directors and all other purposes shall be vested exclusively in the holders of the outstanding stock.

**ARTICLE IV
TERM OF EXISTENCE**

This Corporation shall have perpetual existence.

ARTICLE V

The street address of the initial registered office of this Corporation is 8585 Ranch Road, Parkland, FL 33067, the name of the initial registered agent of this Corporation is Robert E. Muller III. The Board of Directors may, from time to time, change the street address of the Corporation as well as the location of its principal office. The principal address of this Corporation is 8585 Ranch Road, Parkland, FL 33067.

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**ARTICLE VI
INITIAL BOARD OF DIRECTORS**

The Corporation shall have two Directors initially. The number of Directors may be increased 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: Robert E. Muller III, 8585 Ranch Road, Parkland, FL 33067, Stephen Shane Beaty, Rt. 50 Box 643-EE, Pompano Beach, FL 33076.

**ARTICLE VII
INCORPORATORS**

The names and addresses of the persons signing these Articles are Robert E. Muller III, 8585 Ranch Road, Parkland, FL 33067, Stephen Shane Beaty, Rt. 50 Box 643-EE, Pompano Beach, FL 33076.

**ARTICLE VIII
PRE EMPTIVE RIGHTS**

Every Shareholder, upon the 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 (as nearly as may be done without issuance of fractional shares) at the price at which it is offered to others.

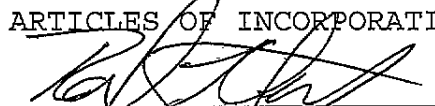
**ARTICLE IX
DATE OF CORPORATE EXISTENCE**

The date the beginning of the corporate existence of Sawgrass Property Management & Services, Inc., shall be at the time of subscription and acknowledgment of these articles.

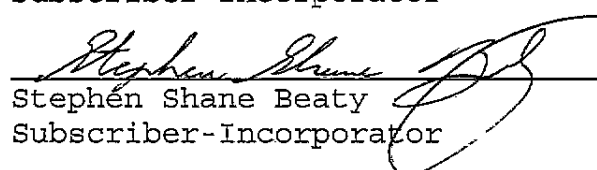
**ARTICLE XI
AMENDMENT**

This Corporation reserves the right to amend or repeal any provisions contained in these Articles of Incorporation, or any amendment to them, and any right conferred upon the shareholders is subject to this reservation.

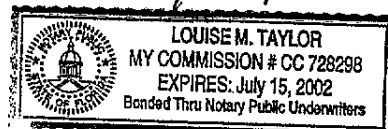
IN WITNESS WHEREOF, THE UNDERSIGNED SUBSCRIBER HAS EXECUTED THESE ARTICLES OF INCORPORATION ON THIS 20th DAY OF May, 1999.



Robert E. Muller III
Subscriber-Incorporator



Stephen Shane Beaty
Subscriber-Incorporator



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SECRETARY OF STATE
TALLAHASSEE, FLORIDA

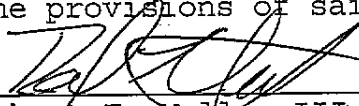
**CERTIFICATE DESIGNATING PLACE OF BUSINESS OR DOMICILE
FOR THE SERVICE OF PROCESS WITHIN THIS STATE
NAMING AGENT UPON WHOM PROCESS MAY BE SERVED.**

In pursuance of Florida Statute 607.0501, the following is submitted in compliance with said act:

FIRST: Sawgrass Property Management & Services, Inc., desiring to organize under the Laws of the State of Florida, with its principal offices in the Articles of Incorporation, in the City of Parkland, County of Broward, State of Florida, has named Robert E. Muller III, 8585 Ranch Road, Parkland, FL 33067, the agent to accept services of process within the State.

ACKNOWLEDGMENT

Having been named to accept service of process for the above stated Corporation, at the place designed in this certificate, I hereby accept to act in this capacity, and agree to comply with the provisions of said Act relative to keeping open said offices.



Robert E. Muller III
Registered Agent

