

EXHIBIT "C"

State of Florida



Department of State

I certify the attached is a true and correct copy of the Articles of Incorporation of TUSCANY AT HAMMOCK DUNES CONDOMINIUM ASSOCIATION, INC., a Florida corporation, filed on October 16, 2006, as shown by the records of this office.

I further certify the document was electronically received under FAX audit number H06000252932. This certificate is issued in accordance with section 15.16, Florida Statutes, and authenticated by the code noted below.

The document number of this corporation is N06000010822.

Authentication Code: 706A00061662-101706-N06000010822-1/1

Given under my hand and the
Great Seal of the State of Florida,
at Tallahassee, the Capital, this the
Seventeenth day of October, 2006



Sue M. Cobb
Sue M. Cobb
Secretary of State

H06000252932 3

ARTICLES OF INCORPORATION
OF
TUSCANY AT HAMMOCK DUNES CONDOMINIUM ASSOCIATION, INC.
(A NONPROFIT FLORIDA CORPORATION)

ARTICLE I
NAME

The name of this corporation is Tuscanly at Hammock Dunes Condominium Association, Inc. (the "Association").

ARTICLE II
INITIAL PRINCIPAL OFFICE AND MAILING ADDRESS

The initial principal office and mailing address of the Association is 24301 Walden Center Drive, Suite 300, Bonita Springs, Florida.

ARTICLE III
PURPOSE

The purpose for which the Association is organized is to act as the governing association of that certain condominium known as Tuscanly at Hammock Dunes, a Condominium (the "Condominium").

ARTICLE IV
MEMBERS

The qualification of members and the manner of their admission shall be as follows: Any approved person or persons who hold title in fee simple to a unit in the Condominium shall by virtue of such ownership be a member of the Association. Provided however, that transfer of membership shall be made only as a part of and incident to the transfer of ownership of a Condominium Unit ("Unit") with such transfers being subject to and controlled by the transfer procedures set forth in the Declaration of Condominium (the "Declaration"). After receiving approval of the Association required by the Declaration, change of membership in the Association shall be established by recording in the Public Records of Flagler County, Florida, a deed or other instrument establishing record title to a unit in the Condominium and the delivery of a copy of the recorded instrument to the Association within a reasonable time following such recordation. Such delivery is not required for initial conveyances by WCI Communities, Inc., a Delaware corporation, its successors and assigns, as the developer of the Condominium ("Developer"). The owner designated by such instrument thereby becomes a member of the Association and the membership of the previous owner is thereby terminated.

H06000252932 3

H06000252932 3

**ARTICLE V
CORPORATE EXISTENCE**

The Association shall exist perpetually.

**ARTICLE VI
INCORPORATOR**

The name and residence of the incorporator is as follows:

Vivien N. Hastings
24301 Walden Center Drive, Suite 300
Bonita Springs, Florida 34134

The rights and interests of the Incorporator shall automatically terminate when these Articles are filed with the Secretary of State.

**ARTICLE VII
DIRECTORS**

The property, business and affairs of the Association shall be managed by a board of directors (collectively the "Board of Directors") elected or appointed in the manner provided by the By-Laws. The number of directors shall be determined in the manner provided by the By-Laws, but which shall consist of not less than three (3) directors.

**ARTICLE VIII
AMENDMENTS**

A. Notice. Notice of a proposed amendment shall be included in the notice of any meeting at which the proposed amendment is to be considered and shall be otherwise given in the time and manner provided in Chapter 617, Florida Statutes and in Chapter 718, Florida Statutes (the "Condominium Act"). Such notice shall contain the proposed amendment or a summary of the changes to be affected thereby.

B. Adoption. Amendments shall be proposed and adopted in the manner provided in Chapter 617, Florida Statutes and in the Condominium Act (the latter to control over the former to the extent provided for in the Condominium Act).

C. Amendment Limitation. No amendment shall make any changes in the qualifications for membership, nor in the voting rights or property rights of members, nor any changes in Articles XI or XII of these Articles of Incorporation, without the approval in writing of all members and the joinder of all record owners of mortgages upon Units. No amendment shall be made that is in conflict with the Condominium Act, the Declaration or the By-Laws, nor shall any amendment make any changes which would in any way affect any of the rights, privileges, powers or options herein provided in favor of or reserved to the Developer and/or Institutional First Mortgagees, unless the Developer and/or the Institutional First Mortgagees (as defined in the Declaration), as applicable, shall join in the execution of the amendment. No amendment to this Section shall be effective.

H06000252932 3

D. Developer Amendments. Notwithstanding anything herein contained to the contrary, to the extent lawful, the Developer may amend these Articles of Incorporation consistent with, or not prohibited by, the provisions of the Declaration allowing certain amendments to be effected by the Developer alone.

**ARTICLE IX
VOTES**

Each Unit in the Condominium shall have one full indivisible vote.

**ARTICLE X
POWERS**

The powers of the Association shall include and be governed by the following:

A. General. The Association shall have all of the common law and statutory powers of a not for profit corporation under the laws of Florida, except as expressly limited or restricted by the terms of these Articles, the Declaration of Condominium, the By-Laws or the Condominium Act.

B. Enumeration. The Association shall have all of the powers and duties set forth in the Condominium Act, except as limited by these Articles, the By-Laws and the Declaration of Condominium (to the extent that they are not in conflict with the Condominium Act), and all of the powers and duties reasonably necessary to operate the Condominium pursuant to the Declaration of Condominium and as more particularly described in the By-Laws, as they may be amended from time to time.

C. Limitation. The powers of the Association shall be subject to and shall be exercised in accordance with the provisions hereof and of the Declaration of Condominium, the By-laws and the Condominium Act, provided that in the event of conflict, the provisions of the Condominium Act shall control over those of the Declaration of Condominium and the By-Laws.

**ARTICLE XI
INDEMNIFICATION PROVISIONS**

The Association shall indemnify its directors, officers and committee members and may indemnify its employees and agents, to the fullest extent permitted by law against any and all expenses or liabilities incurred in defending civil, criminal or administrative proceedings resulting from the performance or attempted performance in good faith of their offices on behalf of the Association or its members. Such indemnification shall include advancement of expenses prior to the final disposition of any such proceedings and amounts paid in settlement of such proceedings, and such indemnification shall not be deemed exclusive of any other rights to which those indemnified may be entitled under any document other than these Articles, by vote of the members or disinterested directors, or otherwise. This indemnification shall continue as to a person who has ceased to be a director, officer, committee member, employee or agent, and shall inure to the benefit of his or her heirs and personal representatives.

H06000252932 3

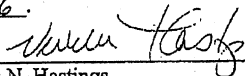
**ARTICLE XII
DISTRIBUTION OF INCOME; DISSOLUTION**

The Association shall not pay a dividend to its members and shall make no distribution of income to its members, directors or officers, and upon dissolution, all assets of the Association shall be transferred only to another nonprofit corporation or a public agency or as otherwise authorized by the Florida Not For Profit Corporation Act (Chapter 617, Florida Statutes).

**ARTICLE XIII
REGISTERED AGENT**

The name of the registered agent and place for service of process shall be Vivien N. Hastings, whose address is: 24301 Walden Center Drive, #300, Bonita Springs, Florida 34134.

IN WITNESS WHEREOF, the undersigned subscriber has executed these Articles of Incorporation this 6th day of October, 2006.

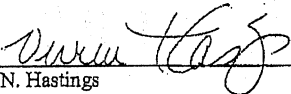


Vivien N. Hastings

H06000252932 3

ACCEPTANCE OF REGISTERED AGENT

Having been named to accept service of process for the above stated corporation, at the place designated in these Articles of Incorporation, 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