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Florida Department of State

Division of Corporations
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FLORIDA PROFIT CORPORATION OR P.A.

River Oaks Villas, Inc.

Certificate of Status	0
Certified Copy	0
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10/17/01

ARTICLES OF INCORPORATION
OF
RIVER OAKS VILLAS, INC.

ARTICLE I - NAME

The name of this corporation is River Oaks Villas, Inc.

ARTICLE II
PRINCIPAL PLACE OF BUSINESS AND MAILING ADDRESS

The principal place of business and mailing address of this corporation is 1911 Adams Street, Hollywood, Florida 33320.

ARTICLE III - DURATION

This corporation shall exist in perpetuity.

ARTICLE IV - PURPOSE

This corporation is organized for the purpose of engaging in any activities or business permitted under the laws of the State of Florida and the United States.

ARTICLE V - CAPITAL STOCK

This corporation is authorized to issue 100 shares of \$1.00 par value common stock, which shall be designated "Common Shares."

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ARTICLE VI - INITIAL REGISTERED OFFICE AND AGENT

The name and street address of the initial registered agent of this corporation is:

Jeffrey S. Wood

May, Meacham & Davell, P.A.
One Financial Plaza
Suite 2602
Fort Lauderdale, Florida 33394

ARTICLE VII - INITIAL BOARD OF DIRECTORS

This corporation shall have two (2) directors initially. The number of directors may be either increased or diminished from time to time by the bylaws, but shall never be less than one (1).

The name and address of the initial director(s) of this corporation are:

Richard Robbie

1911 Adams Street
Hollywood, Florida 33320

Dan Wright

1911 Adams Street
Hollywood, Florida 33320

ARTICLE VIII - INCORPORATORS

The name and address of the persons signing these Articles of Incorporation are:

Jeffrey S. Wood

May, Meacham & Davell, P.A.
One Financial Plaza
Suite 2602
Fort Lauderdale, Florida 33394

ARTICLE IX - BYLAWS

The power to adopt, alter, amend or repeal bylaws shall be vested in the Board of Directors.

ARTICLE X - POWERS

This corporation shall have all of the powers enumerated in the Florida General Corporation Act.

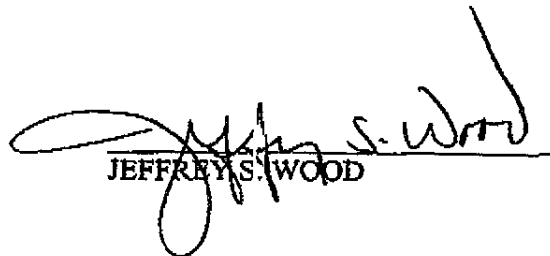
ARTICLE XI - INDEMNIFICATION

This corporation shall indemnify any officer or director, or any former officer or director, to the full extent permitted by law.

ARTICLE XII - AMENDMENT

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

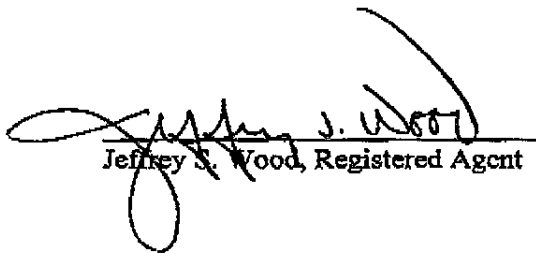
IN WITNESS WHEREOF, the undersigned subscriber has executed these Articles of Incorporation this 17 day of October, 2001.


JEFFREY S. WOOD

DESIGNATION OF REGISTERED AGENT
(ATTACHED TO ARTICLES OF INCORPORATION AND MADE A PART HEREOF)

Pursuant to Chapters 48.091 and 607.034, Florida Statutes, the following is submitted in compliance with said Acts and made a part of the Articles of Incorporation of said corporation, to which this document is attached.

That River Oaks Villas, Inc., desiring to organize under the laws of the State of Florida, with its registered office, as indicated in the Articles of Incorporation, in the City of Fort Lauderdale, County of Broward, State of Florida, has named Jeffrey S. Wood, May, Meacham & Davell, P.A., One Financial Plaza Suite 2602, Fort Lauderdale, Florida 33394, as its registered agent to accept service of process within this state.


Jeffrey S. Wood, Registered Agent

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