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January 24, 1995

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

Re: CONDO CARETAKERS, INC.

Gentlemen:

Enclosed herewith please find an original and one copy of the Certificate of Articles of Incorporation for the above captioned corporation and Certificate of Designated Resident Agent.

A check in the amount of \$122.50 is enclosed to cover the following:

1. Filing Fee	\$35.00
2. Certified copies of Articles	52.50
3. Resident Agent Certificate	35.00

TOTAL AMOUNT OF \$122.50

Please endorse your approval of the Articles on the copies, certifying and returning the same to the undersigned at the above address.

If you have any questions, please feel free to contact me.

Sincerely,

J. C. Kaczmarek
John C. Kaczmarek, P.A.

JCK/lb

Enclosures

T. BROWN FEB - 2 1995

FILED
95 JAN 30 4 11:09
TALLAHASSEE
FLORIDA

CERTIFICATE OF ARTICLES OF INCORPORATION

FILED
95 JAN 30 AM 11:09
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

The undersigned for the purpose of forming a corporation under the laws of the State of Florida, by and under the provisions for the formation, liability, rights, privileges and immunities of a corporation for profit, adopt the following Articles of Incorporation:

ARTICLE I

The name of the corporation shall be:

CONDO CARETAKERS, INC.

and the principal office is 23000 Floralwood Lane, Boca Raton, Florida 33433.

ARTICLE II

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

ARTICLE III

The amount of the authorized capital stock of this corporation shall be: 1,000 shares at a par value of \$1.00 per share.

ARTICLE IV

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

ARTICLE V

The term for which this corporation shall exist is perpetual.

ARTICLE VI

The initial registered office of this corporation shall be:
23000 Floralwood Lane, Boca Raton, Florida 33433.

The initial registered agent shall be: Dennis Grenier.

The initial registered office may have such other places of business in the State of Florida as the nature and progress of the business from time to time shall render necessary or desirable. Said corporation shall also have the power to conduct its business

outside the State of Florida and/or in any and all the several states and territories and districts of the United States, and in any and all foreign countries, and may have one or more offices, in any of the said places of business.

ARTICLE VII

The business of said corporation shall be conducted by a Board of Directors, which shall consist of not less than one (1) member, nor more than five (5) members, as the same may be provided by the By-Laws of the corporation, and the following officers, to-wit: a president, secretary and treasurer, and such other officers as the Board of Directors may elect, provided that any three (3) offices may be held by one and the same person(s). The members of said Board of Directors shall be elected at the annual meeting of the stockholders of said corporation, and the officers shall be elected by the Board of Directors at a meeting to be held immediately after adjournment of that of the annual stockholders' meeting.

Upon the first meeting of the stockholders herein provided for and until their successors shall be duly elected and qualified, the business of the corporation shall be transacted by the following named officers, together with the afternamed Board of Directors.

<u>NAME AND ADDRESS</u>	<u>OFFICE(S)</u>
Dennis Grenier 23000 Floralwood Lane Boca Raton, Florida 33433	President, Secretary, Director Treasurer

ARTICLE VIII

The names and post office addresses of the first Board of Directors, who, subject to the provisions of these articles, for the first year of the corporations' existence or until their successors are duly elected and qualified, are:

<u>NAME</u>	<u>ADDRESS</u>
Dennis Grenier	23000 Floralwood Lane Boca Raton, Florida 33433

ARTICLE IX

The annual meeting of the stockholders of the corporation shall be fixed by the By-Laws and the power to adopt, alter, amend or repeal By-Laws shall be vested in the Board of Directors.

ARTICLE X

The name and place of residence of each incorporator of this corporation and the amount of shares of stock subscribed for are as follows:

<u>NAME & ADDRESS</u>	<u>NO. OF SHARES</u>
Dennis Grenier 23000 Floralwood Lane Boca Raton, Florida 33433	10

ARTICLE XI

The members of the Board of Directors, or an Executive Committee shall be deemed present at a meeting of such Board or Committee if a conference telephone, or similar communication equipment by means of which all persons participating in the meeting can hear each other, is used.

ARTICLE XII

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(s) has/have executed these Articles of Incorporation, this 24th day of January, 1995.

Dennis Grenier (Seal)
DENNIS GRENIER

STATE OF FLORIDA

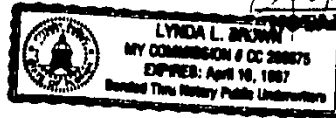
COUNTY OF PALM BEACH

ON THIS DAY, personally appeared before me, the undersigned authority duly authorized to administer oaths, DENNIS GRENIER, to me known to be the person described in and who executed the above and foregoing proposed charter, and he acknowledged that he executed the same for the uses and purposes therein set forth.

IN WITNESS WHEREOF, I have hereunto set my hand and seal at
Boca Raton, Florida, County of Palm Beach, this 24th day of
January, 1995.

Lynda L. Brown

My Commission Expires:



FOR THE SERVICE OF PROCESS WITHIN THIS STATE, NAMING
AGENT UPON WHOM PROCESS MAY BE SERVED

In pursuance of Chapter 48.091, Florida Statutes, the
following is submitted, in compliance with said Act:

First--That CONDO CARETAKERS, INC. desiring to organize under
the laws of the State of Florida with its principal office, as
indicated in the Articles of Incorporation at City of Boca Raton,
County of Palm Beach, State of Florida, has named Dennis Grenier
located at 23000 Floralwood Lane, City of Boca Raton, County of
Palm Beach, State of Florida, as its agent to accept service of
process within this state.

ACKNOWLEDGMENT: (MUST BE SIGNED BY DESIGNATED AGENT)

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

By: *Dennis Grenier*
Dennis Grenier
(Resident Agent)

FILED
95 JAN 30 AM 11:09
SECRETARY OF STATE
TALLAHASSEE, FLORIDA