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HERITAGE CO

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8/31/95

FLORIDA DIVISION OF CORPORATIONS
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TO: DIVISION OF CORPORATIONS FROM: HERITAGE RURAL HOUSING, INC.

DEPARTMENT OF STATE

101 GEORGE KING BLVD

STATE OF FLORIDA

SUITE 4

409 EAST GAINES STREET

CAPE CANAVERAL FL 32920-

TALLAHASSEE, FL 32399

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(((H95000009723))) DOCUMENT TYPE: FLORIDA PROFIT CORPORATION OR
P.A.

NAME: HERITAGE PARTNERS GROUP XXIV, INC.

FAX AUDIT NUMBER: H95000009723

CURRENT STATUS: REQUESTED

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**ARTICLES OF INCORPORATION
OF
HERITAGE PARTNERS GROUP XXIV, INC.**

ARTICLE I - NAME

The name of the corporation is: **HERITAGE PARTNERS GROUP XXIV, INC.**

ARTICLE II - DURATION

This corporation shall exist perpetually, commencing at the time of filing these Articles of Incorporation with the Secretary of State of the State of Florida.

ARTICLE III - PURPOSE

This corporation is organized for the purpose of transacting any or all lawful business.

ARTICLE IV - CAPITAL STOCK

This corporation is authorized to issue 750 shares of One Dollar (\$1.00) par value stock, which shares shall be designated "Common Shares."

ARTICLE V - VOTING RIGHTS

Except as otherwise provided by law, the entire voting power for the election of directors and for all purposes shall be vested exclusively in the holders of the outstanding Common Shares.

ARTICLE VI - PREEMPTIVE RIGHTS

Every shareholder, upon the sale for cash of any new stock of this corporation of the same kind as that which he already holds, shall have the right to purchase his pro rata shares thereof (as nearly as may be done without issuance of fractional shares) at the price at which it is offered to others.

THIS INSTRUMENT PREPARED BY:
GREGORY A. POFF, ESQ.
101 GEORGE KING BLVD., SUITE 4
CAPE CANAVERAL, FL 32920
(407) 799-4090
FL BAR NO. 0220531

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ARTICLE VII - INITIAL REGISTERED OFFICE AND AGENT

The street address of the initial registered office of this corporation is: 101 George King Blvd., Suite 4, Cape Canaveral, Florida, 32920, and the name of the initial registered agent of this corporation at that address is: GREGORY A. POPP.

ARTICLE VIII - INITIAL PRINCIPAL OFFICE

The street address of the initial principal office of this corporation is: 101 George King Blvd., Suite 4, Cape Canaveral, Florida, 32920, and is the same address as the initial registered agent of the corporation as contained in Article VII of these Articles of Incorporation.

ARTICLE IX - INITIAL BOARD OF DIRECTORS

This corporation shall have one (1) Director initially. The number of directors may either be increased or decreased from time to time by the Bylaws, but shall never be less than one (1). The name and address of the initial Directors of this corporation are:

JACQUELINE McPHILLIPS
101 George King Blvd., Suite 4
Cape Canaveral, FL 32920

ARTICLE X - INCORPORATORS

The names and addresses of the persons executing these Articles of Incorporation are:

JACQUELINE McPHILLIPS
101 George King Blvd., Suite 4
Cape Canaveral, FL 32920

ARTICLE XI - BYLAWS

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

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ARTICLE XII - CALLING OF SPECIAL MEETINGS

Special Meetings of Shareholders may be called by the Board of Directors of this Corporation.

ARTICLE XIII - SHAREHOLDERS QUORUM AND VOTING

Fifty One percent (51%) of the shares entitled to vote, represented in person or by proxy, shall constitute a quorum at a meeting of the shareholders.

If a quorum is present, the affirmation vote of fifty-one percent (51%) of the shares represented at the meeting and entitled to vote on the subject matter shall be the act of the shareholders.

ARTICLE XIV - INDEMNIFICATION

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

ARTICLE XV - AMENDMENT

The corporation reserves the right to amend or repeal any provision contained in these Articles of Incorporation, or any amendment thereto, and any right conferred upon the Shareholders is subject to this reservation.

ARTICLE XVI - RESTRICTIONS OF TRANSFER OF STOCK

Shares of capital stock of this corporation shall be issued initially to the following persons in the amount set forth opposite the name:

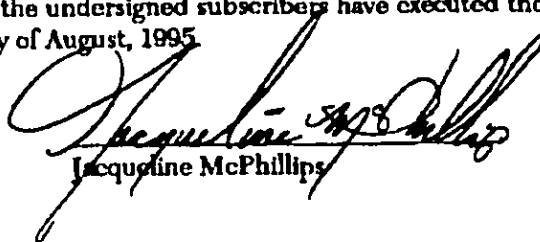
JACQUELINE McPHILLIPS

750 Shares

Shares held by the initial stockholders listed above may not be resold or otherwise transferred to other persons unless such shares are first offered to the remaining shareholders of this corporation or the corporation.

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IN WITNESS WHEREOF, the undersigned subscribers have executed these
Articles of Incorporation this 30th day of August, 1995


Jacqueline McPhillips

ACCEPTANCE OF REGISTERED AGENT

GREGORY J. POPP, hereby certifies that he is familiar with and accepts the
duties and responsibilities as Registered Agent for said corporation. By executing this
document he reaffirms that he agrees to serve as Registered Agent.


Gregory A. Popp, Esq.

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