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April 1, 1996

Secretary of State
Division of Corporations
POB 6327
Tallahassee, FL 32314

SECRETARY OF STATE
DIVISION OF CORPORATIONS
POB 6327
TALLAHASSEE, FLORIDA 32314

Re: Select Florida Homes, Inc.

Gentlemen:

Enclosed please find the original and one copy of the Articles of Incorporation, together with my check in the amount of \$122.50.

This represents the cost of Filing Fees, Certified Copy of Articles of Incorporation and Fee for Registered Agent Designation for the above named corporation.

Very truly yours,

J. Paul John

Select Florida Homes, Inc.

7852 W. Irlo Bronson Highway
Kissimmee, FL 34747
407/390-0550

SECRETARY OF STATE
TALLAHASSEE, FLORIDA

96 APR -4 AM 8:49

FILED

SAB
4/11/96

ARTICLES OF INCORPORATION

SELECT FLORIDA HOMES, INC.
of
SELECT FLORIDA HOMES, INC.
(name of corporation)

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The undersigned subscriber(s) to these Articles of Incorporation, natural person(s) competent to contract, hereby form a corporation under the laws of the State of Florida.

SECRETARY OF STATE
TALLAHASSEE, FLORIDA

ARTICLE I - CORPORATE NAME

The name of the corporation is:

SELECT FLORIDA HOMES INC.

ARTICLE II - DURATION

This corporation shall exist perpetually unless dissolved according to Florida law.

ARTICLE III - PURPOSE

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

ARTICLE IV - CAPITAL STOCK

The corporation is authorized to issue ONE HUNDRED shares (100) of ONE Dollar(s) (\$ 1.00) par value Common Stock, which shall be designated "Common Shares."

ARTICLE V - INITIAL REGISTERED OFFICE AND AGENT

The street address of the Initial Registered Agent office and the name of the Initial Registered Agent at that office is:

NAME	<u>J. PAUL JOHN</u>		
ADDRESS	<u>7850 W. 18th BRONSON HWY</u>		
CITY	<u>KISSIMMEE</u>	FLORIDA	ZIP <u>34747</u>

The principal office, if known, or the mailing address of the corporation is:

NAME	<u>SARIE</u>		
ADDRESS			
CITY	<u>FLORIDA</u>	FLORIDA	ZIP

ARTICLE VI - 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 By-Laws, but shall never be less than one (1). The names and addresses of the initial director(s) of the corporation are as follows:

NAME	<u>J. PAUL JOHN</u>		
ADDRESS	<u>7850 W. 18th BRONSON HWY</u>		
CITY	<u>KISSIMMEE</u>	STATE <u>FL</u>	ZIP <u>34747</u>
NAME	<u>GRAEME F. BUTTER</u>		
ADDRESS	<u>AUGUST ROSE, 1 VILLE DES CAFFINE</u>		
CITY	<u>ST. JOHN</u>	STATE <u>NEW JERSEY</u>	ZIP <u>CHANNEL ISLES</u>
NAME			
ADDRESS			
CITY		STATE	ZIP

ARTICLE VII - INCORPORATORS

The names and addresses of the incorporators signing these Articles of Incorporation are as follows:

NAME	J. PAUL JUDAY		
ADDRESS	7850 W. 1160 BROWN HWY		
CITY	KISSIMEE	STATE	FL ZIP 32947
NAME	GERARD E. RUDYER		
ADDRESS	ADDRESS 7 ROSE, 1 VILLE DES CHENE		
CITY	ST. JOHN SEB 400	STATE	FLORIDA, SUMMIT ISLES
NAME			
ADDRESS			
CITY		STATE	

IN WITNESS WHEREOF, the undersigned subscriber(s) have executed these Articles of Incorporation this 7th day of APRIL, 1976.

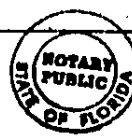
[Signature]
 _____ (Seal)

[Signature]
 _____ (Seal)



ROBERT STARK
 My Comm Exp. 8/06/98
 Bonded By Service Ins
 No. CC386687
 Personally Known Other

_____ (Seal)



ROBERTA STARK
 My Comm Exp. 8/06/98
 Bonded By Service Ins
 No. CC386687
 Personally Known Other

CERTIFICATE AND ACKNOWLEDGEMENT
OF REGISTERED AGENT

CERTIFICATE OF REGISTERED AGENT

OF

SELECT FLORIDA HOMES, INC.
(name of corporation)

Pursuant to Florida Statutes Sections 48.091 and 607.0501, the following is submitted:
The above corporation, desiring to organize under the laws of the State of Florida with
its registered office as indicated in the Articles of Incorporation

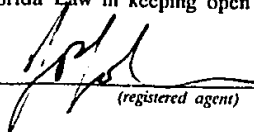
at 7852 W. IRLO BRONSON HWY
KISSIMMEE FL 34747

has named J. PAUL JOHN

located at the aforesaid address, as its Registered Agent to accept service of process
within this state.

ACKNOWLEDGEMENT

Having been named as Registered Agent to accept service of process for the above
stated corporation at the place designated in this certificate, and being familiar with
the obligations of that position, I hereby accept to act in this capacity, and agree to
comply with the provisions of Florida Law in keeping open said office.


(registered agent)

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95 APR -4 AM 8:49
SECRETARY OF STATE
TALLAHASSEE, FLORIDA