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PRENTICE HALL
LEGAL & FINANCIAL SERVICES

ACCOUNT NO. : 072100000032

REFERENCE : 116491 83925A

AUTHORIZATION :

COST LIMIT : \$ PPD

ORDER DATE : October 10, 1996

ORDER TIME : 1:16 PM

ORDER NO. : 116491

CUSTOMER NO: 83925A

CUSTOMER: Richard T. Morehead, Esq
RICHARD T. MOREHEAD, PA

920-c Third Street

Neptune Beach, FL 32266

9000001971039
-10/11/96--01002--002
*****70.00 *****70.00

DOMESTIC FILING

NAME: LUXURY HOME RENTALS, INC.

EFFECTIVE DATE:

XX ARTICLES OF INCORPORATION
 CERTIFICATE OF LIMITED PARTNERSHIP

PLEASE RETURN THE FOLLOWING AS PROOF OF FILING:

 CERTIFIED COPY
XX PLAIN STAMPED COPY
 CERTIFICATE OF GOOD STANDING

CONTACT PERSON: Deborah Schroder

EXAMINER'S INITIALS:

FILED
96 OCT 10 AM 9:12
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

RECEIVED
96 OCT 10 PM 3:40
DIVISION OF CORPORATION

10.11.96
KR

ARTICLES OF INCORPORATION
OF
LUXURY HOME RENTALS, INC.

FILED
SECT 10 AM 9:42
TALLAHASSEE, FLORIDA

The undersigned, for the purpose of forming a corporation for profit under the laws of the State of Florida, hereby adopt the following Articles of Incorporation:

ARTICLE I

NAME

The name of this corporation is LUXURY HOME RENTALS, INC.

ARTICLE II

COMMENCEMENT AND DURATION

This corporation shall commence upon the filing of these Articles with the Secretary of the State of Florida and shall exist perpetually.

ARTICLE III

PURPOSE

This corporation is organized for the purpose of engaging in the business of leasing real property and related areas and other businesses as may be approved by the Board of Directors and which businesses are permitted under the laws of the State of Florida.

ARTICLE IV

CAPITAL STOCK

The maximum number of shares of capital stock which this corporation is authorized to have is one hundred shares of common capital stock with a par value of one dollar per share.

ARTICLE V

INITIAL REGISTERED OFFICE AND AGENT

The street address of the initial registered office of this corporation is 407 Oceanwalk Drive South, Atlantic Beach, Florida 32233, and the name of the initial registered agent of this corporation at that address is Carol Mabry.

ARTICLE VI

INITIAL BOARD OF DIRECTORS

This corporation shall have two directors initially. The number of directors may either be increased or diminished from time to time according to the By-Laws, but shall never be less than one. The name and address of the initial directors of this corporation are:

Carol Mabry
407 Oceanwalk Drive South
Atlantic Beach, FL 32233

Lea Marus
527 Davis Street
Neptune Beach, FL 32266

ARTICLE VII

INCORPORATOR

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

Carol Mabry
407 Oceanwalk Drive South
Atlantic Beach, FL 32233

Lea Marus
527 Davis Street
Neptune Beach, FL 32266

ARTICLE VIII

BY-LAWS

The power to adopt, alter, amend or repeal By-Laws shall be vested in the Board of Directors, subject to the approval by the shareholders. The initial By-Laws of this corporation shall be adopted by the director.

ARTICLE IX

INITIAL ISSUE AND RESTRICTIONS OF TRANSFER OF STOCK

Shares of capital stock of this corporation shall be issued initially to the following person(s) and in the amount set opposite of their names:

Lea Marus 50 SHARES

Carol Mabry 50 SHARES

Shares held by the initial stockholders listed above and subsequent shareholders may not be resold or otherwise transferred to other persons or hypothecated in any manner unless shares are first offered to the remaining shareholders or to this corporation. The price and terms at which, and the time within which shares may be offered and sold shall be further specified by written agreement among all of the shareholders and this corporation. The treasury stock of the corporation may only be issued with the approval of the shareholders.

ARTICLE X

OFFICERS

The name and post office address of the officers of this corporation who shall hold office for the first year of the corporation, until successors and elected or appointed and have qualified are as follows:

Lea Marus, President
527 Davis Street
Neptune Beach, FL 32266

Carol Mabry, Secretary/Treasurer
407 Oceanwalk Drive South
Atlantic Beach, FL 32233

ARTICLE XI

SHAREHOLDER 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 shareholders.

ARTICLE XII

APPROVAL OF SHAREHOLDERS REQUIRED FOR MERGER

The approval of the shareholders of this corporation to any plan of merger shall be required in every case whether or not approval is required by law.

ARTICLE XIII

POWERS

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

ARTICLE XIV

PRINCIPAL PLACE OF BUSINESS

The initial principal place of business for the corporation is 1015 Atlantic Boulevard, #152, Atlantic Beach, FL 32233.

ARTICLE XV

DIRECTOR COMPENSATION

The shareholders of this corporation shall have the exclusive authority to fix the compensation of the directors of this corporation. Shareholders of the corporation may also serve as directors and/or officers of the corporation.

ARTICLE XVI

DIRECTORS QUORUM AND VOTING

The quorum for meeting of the initial Board of Directors shall be constituted by two directors. Thereafter, if the number of directors is increased, two-thirds of the directors shall constitute a quorum for a meeting of directors.

ARTICLE XVII

MEETING BY CONFERENCE TELEPHONE

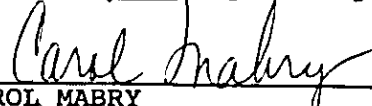
Members of the Board of Directors may participate in meeting by the Board of Directors by means of conference telephone as provided by law.

ARTICLE XVIII

AMENDMENT

This corporation, through its shareholders, reserves the right to amend or repeal any provisions contained in these Articles of Incorporation or any amendment thereto. All amendments to be approved by two-thirds vote.

IN WITNESS WHEREOF, the undersigned subscriber has executed these Articles of Incorporation this 29th day of August, 1996.



CAROL MABRY



LEA MARUS

STATE OF FLORIDA

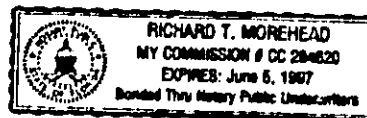
COUNTY OF DUVAL

BEFORE ME, the undersigned authority, personally appeared **CAROL MABRY** and **LEA MARUS**, known to me and who presented a Florida State Drivers License for identification and known to me to be the persons who executed the foregoing Articles of Incorporation and they acknowledged before me that they executed same for the purposes therein described

WITNESS my hand and official seal this 27th day of August, 1996, at Neptune Beach, Duval County, Florida.



NOTARY PUBLIC
STATE OF FLORIDA
My Commission expires:



DESIGNATION AND ACCEPTANCE OF REGISTERED AGENT


WITNESSETH

That LUXURY HOME RENTALS, INC., desiring to organize under the laws of the State of Florida, which will have its principal office in Atlantic Beach, Florida, has named CAROL MABRY as its agent to accept service of process within this state.

ACKNOWLEDGMENT

Having been named by the incorporator of LUXURY HOME RENTALS, INC. to accept service of process for the Corporation, at the place designated in this certificate, I hereby agree to serve as the registered agent for the Corporation, and agree to comply with the applicable provisions of the Florida Statutes.

Dated this 27th day of August, 1996.


CAROL MABRY
Registered Agent

FILED
OCT 10 AM 9:42
TALLAHASSEE, FLORIDA