



E. G. (DAN) BOONE
JEFFERY A. BOONE
STEPHEN K. BOONE
CHARLES D. HINES
JOHN S. KODA

P97000016993

NEW OFFICES
BOONE, BOONE, BOONE & HINES, P. A.

P. O. BOX 1596
VENICE, FLORIDA 34284

ESTABLISHED 1956

STREET ADDRESS:
1001 AVENIDA DEL CIRCO 34285
TELEPHONE (941) 488-6716
FAX (941) 488-7079

February 12, 1997

Secretary of State
Division of Corporations
409 East Gaines Street
Tallahassee, Florida 32301

200002091642--3
-02/19/97-01028-004
****122.50 ****122.50

Re: HOMES PLUS, INC.

Dear Sir:

We enclose original and one copy of Articles of Incorporation for the above corporation. Also enclosed is our check in the amount of \$122.50 to cover the cost of this filing.

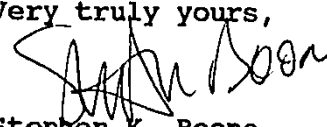
Filing Fee	\$ 35.00
Registered Agent Designation	35.00
Certified Copy of Articles	<u>52.50</u>
Total Filing Fee	\$122.50

The corporation's beginning date is the date of filing.

Please return a certified copy of the Articles of Incorporation to our office at the post office box listed above.

Thank you for your attention to this matter.

Very truly yours,


Stephen K. Boone

jsb
enclosures

STATE OF FLORIDA
TALLAHASSEE, FLORIDA

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FEB 19 1997

PH
2/24/97

ARTICLES OF INCORPORATION
OF
HOMES PLUS, INC.

ARTICLE I.
CORPORATE NAME

The name of this corporation is:

Homes Plus, Inc.

ARTICLE II.
NATURE OF BUSINESS AND POWERS

The general nature of the business to be transacted by this corporation is to engage in any and all business permitted under the laws of the State of Florida.

ARTICLE III.
CAPITAL STOCK

The maximum number of shares of stock that this corporation is authorized to have outstanding at any one time is 1,000 shares of common stock having a par value of One Dollar (\$1.00) per share. The consideration to be paid for each share shall be in money, property or services. The board of directors shall determine the reasonable value of all consideration, other than money, paid for such shares and their determination, made in good faith, shall be final and conclusive as to such value.

ARTICLE IV.
BEGINNING DATE AND TERM OF EXISTENCE

The beginning date of this corporation shall be the date incorporated by the State of Florida, and it shall exist perpetually.

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SECRETARY OF STATE
TALLAHASSEE, FLORIDA

ARTICLE V.
ADDRESS

The initial mailing address of the principal office of this corporation is: 1517 Roosevelt Drive, Venice, Florida 34293.

The directors may from time to time move the principal office to any other address in Florida.

ARTICLE VI.
DIRECTORS

This corporation shall have three (3) directors initially. The number of directors may be increased or decreased from time to time by Bylaws adopted by the Board of Directors.

ARTICLE VII.
INITIAL DIRECTORS AND OFFICERS

The names and post office address of the members of the first Board of Directors and first Officers are:

<u>Name</u>	<u>Address</u>	<u>Office</u>
Thomas Maresca	1517 Roosevelt Drive Venice, Florida 34293	President/ Director
Harry Maresca	1517 Roosevelt Drive Venice, Florida 34293	Vice President/ Director
Grace Maresca	1517 Roosevelt Drive Venice, Florida 34293	Secretary/Tres/ Director

ARTICLE VIII.
SUBSCRIBERS

The names and addresses of all the subscribers to the stock of this corporation, together with the number of shares of stock

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each agrees to take, are:

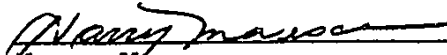
<u>Name</u>	<u>Address</u>	<u># of Shares</u>
Harry & Grace Maresca, husband and wife	1517 Roosevelt Drive Venice, Florida 34293	66-2/3
Thomas Maresca	1517 Roosevelt Drive Venice, Florida 34293	33-1/3

SECRETARY OF STATE
TALLAHASSEE, FLORIDA

ARTICLE IX.
REGISTERED AGENT

The initial registered agent and the address of his office
is: Harry Maresca, 1517 Roosevelt Drive, Venice, Florida 34293

IN WITNESS WHEREOF, the undersigned, as Incorporator, has
executed the foregoing Articles of Incorporation this 11th day
of February, 1997.


Harry Maresca
Incorporator

ACCEPTANCE OF REGISTERED AGENT

The undersigned, who has been designated registered agent
and to accept service of process for the above corporation,
affirms that Harry Maresca, and the address for the registered
office of the corporation is 1517 Roosevelt Drive, Venice,
Florida 34293. I hereby accept the appointment as registered
agent and agree to act in this capacity. I further agree to
comply with the provisions of all statutes relating to the proper
and complete performance of my duties, and I am familiar with and
accept the obligations of my position as registered agent.


Harry Maresca, Registered Agent

STATE OF FLORIDA)
COUNTY OF SARASOTA)

I HEREBY CERTIFY that the foregoing Articles of
Incorporation were acknowledged before me this 11th day of
February, 1997, by Harry Maresca, the Incorporator, who is
personally known to me or who produced _____
as identification.

NOTARY PUBLIC

Sign _____

Print _____

Stephen K. Boone
STEPHEN K. BOONE

(SEAL)

My Commission Expires:



STEPHEN K. BOONE
COMMISSION # CC 532028
EXPIRES APR 28, 2000
BONDED THRU
ATLANTIC BONDING CO., INC.

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