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Cox & Davito
ATTORNEYS AND COUNSELORS AT LAW
A Partnership of Professional Associations

BENJAMIN J. COX, P.A.
NANCY A. DAVITO, P.A.

Reply to
Post Office Box 490087
Leesburg, Florida 34749-0087

February 27, 1997

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***122.50 ***122.50

Division of Corporations
Post Office Box 6327
Tallahassee, Florida 32314

RE: *GARNER CUSTOM HOMES, INC.*

Gentlemen:

Please find enclosed executed "*Articles of Corporation*" for the above-captioned corporation for filing. I have enclosed my firm's check in the amount of \$122.50 to cover the costs as follows:

<i>Filing Fees</i>	\$ 35.00
<i>Certified Copy</i>	52.50
<i>Reg. Agent/Des</i>	35.00

Please return a Certified Copy of the *Articles of Incorporation* to the above address.

Please feel free to call collect if you have any questions.

Sincerely,


BENJAMIN J. COX

BJC/tfw
Enclosure

3/1/97
IB

FILED
97 MAR -4 AM 8 12
STATE OF FLORIDA
TALLAHASSEE

ARTICLES OF INCORPORATION
OF
GARNER CUSTOM HOMES, INC.

97 MAR -4 AM 8:57
FILED
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

The undersigned incorporator hereby associates himself to form a corporation under Chapter 607, Florida Statutes.

ARTICLE I - NAME

The name of the corporation is *GARNER CUSTOM HOMES, INC.*, and its principal place of business is *9760 Fairway Circle, Leesburg, Lake County, Florida.*

ARTICLE II - GENERAL PURPOSE

The general purpose or purposes for which the corporation is organized is the transaction of any or all lawful business for which corporations may be incorporated under Chapter 607, Florida Statutes.

ARTICLE III - CAPITAL STOCK

The aggregate number of shares of stock which the corporation shall have authority to issue is 7,500 shares of common stock having a par value of \$1.00 per share.

ARTICLE IV - TERM OF EXISTENCE

This corporation shall begin its existence on the day in which these Articles of Incorporation are filed by the Secretary of State of the State of Florida, and shall exist perpetually.

ARTICLE V
ADDRESS OF INITIAL REGISTERED OFFICE AND
NAME OF INITIAL REGISTERED AGENT

The initial registered office of this corporation and the name of its initial registered agent at such address is:

JAMES R. GARNER, 9760 Fairway Circle, Leesburg, Florida 34788 (Post Office Box 490873, Leesburg, Florida 34749-0873)

ACKNOWLEDGMENT:

Having been made to accept service of process for the above-stated corporation at the place designated in these Articles of Incorporation, I hereby agree to act in this capacity, and I further agree to comply with the provisions of all statutes relative to the proper and complete performance of my duties.


JAMES R. GARNER
Resident Agent

Pursuant to the provisions of Section 607.111(1), Florida Statutes, the business of the corporation shall be managed by the Shareholders of the corporation rather than by a Board of Directors.

ARTICLES VII - OFFICERS

The name and post office addresses of the officers of the corporation are:

PRESIDENT: *JAMES R. GARNER*
Post Office Box 490873
Leesburg, Florida 34788

VICE-PRESIDENT: *JOHN R. GARNER*
3665 Branch Avenue
Mount Dora, Florida 32757

ASSIST. VICE-
PRESIDENT *MICHAEL MCCULLEN*
1101 Mizell Road
Leesburg, Florida 34748

SECRETARY/
TREASURER: *SUZANNE GARNER*
Post Office Box 490873
Leesburg, Florida 34788

ARTICLE VIII - INCORPORATORS

The name and address of the incorporators are:

JAMES R. GARNER, Post Office Box 490873, Leesburg, Florida 34749-0873

ARTICLE IX - AMENDMENT

The Articles of Incorporation may be amended in the manner provided by law.

ARTICLE X - BYLAWS

The power to adopt, amend or repeal the Bylaws shall be reserved in the Shareholders of this corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the ____ day of February, 1997

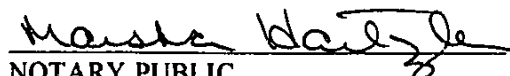

JAMES R. GARNER

STATE OF FLORIDA
COUNTY OF LAKE

I HEREBY CERTIFY that on this day, before me, a Notary Public duly authorized in the State and County aforesaid to take acknowledgments, personally appeared JAMES R. GARNER, to me, known to be the person described as the incorporator in and who executed the foregoing Articles of Incorporation, and he acknowledged before me that he executed the said Articles of Incorporation, who did ____ did not ____ take an oath, personally known Not, produced DL as identification.

WITNESS my hand and official seal in the County and State last aforesaid this the 26th day of Feb, 1997.




NOTARY PUBLIC
My Commission Expires: