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MAGERS, NICHOLS & JOHNSTON, PA

CERTIFIED PUBLIC ACCOUNTANTS
POST OFFICE BOX 1747
1329 KINGSLEY AVENUE, SUITE D
ORANGE PARK, FLORIDA 32067-1747

City/State/Zip

Phone #

Office Use Only

CORPORATION NAME(S) & DOCUMENT NUMBER(S), (if known):

1. _____ (Corporation Name) (Document #) 0000002306750--7
-09/29/97-01160-013
2. _____ (Corporation Name) (Document #) ****122.50 ****122.50
3. _____ (Corporation Name) (Document #)
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Certificate of Status

NEW FILINGS	
	Profit
	NonProfit
	Limited Liability
	Domestication
	Other

AMENDMENTS	
	Amendment
	Resignation of R.A., Officer/ Director
	Change of Registered Agent
	Dissolution/Withdrawal
	Merger

OTHER FILINGS	
	Annual Report
	Fictitious Name
	Name Reservation

REGISTRATION/QUALIFICATION	
	Foreign
	Limited Partnership
	Reinstatement
	Trademark
	Other

97 SEP 29 PM 3:02
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

FILED

J. Neder SEP 30 1997

ARTICLES OF INCORPORATION

OF

ROYAL OAKS JOINT VENTURE, INC.

The undersigned incorporator for the purpose of forming a corporation under the Florida Business Corporation Act, hereby adopts the following Articles of Incorporation.

ARTICLE I

NAME

The name of the corporation shall be: Royal Oaks Joint Venture, Inc.

ARTICLE II

PRINCIPAL OFFICE

The principal place of business and mailing address of this corporation shall be:

P.O. Box 1747

Orange Park, FL 32067-1747

ARTICLE III

CAPITAL STOCK

The number of shares of stock that this corporation is authorized to have outstanding at any time is 99.

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SECRETARY OF STATE
TALLAHASSEE, FLORIDA

ARTICLE IV

INITIAL REGISTERED AGENT AND ADDRESS

The name and address of the initial registered agent is:

John W. Nichols
1329 KINGSLEY AVE., STE. D

Orange Park, Florida 32073

I accept the designation as registered agent this 22nd day
of September, 1997.


John W. Nichols
Registered Agent

ARTICLE V

INCORPORATOR

The name and street of the incorporator to these Articles of
Incorporation is:

John W. Nichols
1329 Kingsley Avenue, Suite D
Orange Park, Florida 32073

The undersigned has executed these Articles of Incorporation
this 22nd day of September, 1997.


John W. Nichols
Incorporator

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