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MIAMI, FLORIDA (305)552-5973

TERESA ROMAN (TALLAHASSEE REPRESENTATIVE)

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

1. TUSCAN VILLAS, INC.  
(Corporation Name) (Document #)
2. \_\_\_\_\_  
(Corporation Name) (Document #)
3. \_\_\_\_\_  
(Corporation Name) (Document #)
4. \_\_\_\_\_  
(Corporation Name) (Document #)

02 SEP 18 PM 12:34  
 SECRETARY OF STATE  
 TALLAHASSEE FLORIDA

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- Walk in   
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  Certified Copy  
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  Will wait   
  Photocopy   
  Certificate of Status

NEW FILINGS	
<input checked="" type="checkbox"/>	Profit
<input type="checkbox"/>	NonProfit
<input type="checkbox"/>	Limited Liability
<input type="checkbox"/>	Domestication
<input type="checkbox"/>	Other

AMENDMENTS	
<input type="checkbox"/>	Amendment
<input type="checkbox"/>	Resignation of R.A., Officer/Director
<input type="checkbox"/>	Change of Registered Agent
<input type="checkbox"/>	Dissolution/Withdrawal
<input type="checkbox"/>	Merger

OTHER FILINGS	
<input type="checkbox"/>	Annual Report
<input type="checkbox"/>	Fictitious Name
<input type="checkbox"/>	Name Reservation

REGISTRATION/QUALIFICATION	
<input checked="" type="checkbox"/>	Foreign
<input checked="" type="checkbox"/>	Limited Partnership
<input checked="" type="checkbox"/>	Reinstatement
<input checked="" type="checkbox"/>	Trademark
<input checked="" type="checkbox"/>	Other

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Examiner's Initials

**ARTICLES OF INCORPORATION  
OF  
TUSCAN VILLAS, INC.**

**FILED**  
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TALLAHASSEE FLORIDA

The undersigned subscriber to these Articles of Incorporation, natural person competent to contract, subscribes to, and forms a corporation for profit under the laws of the State of Florida.

**ARTICLE 1 – NAME**

The name of the corporation is -:

**TUSCAN VILLAS, INC.**

**ARTICLE II- NATURE OF BUSINESS**

The corporation may engage in any activity of business, permitted under the laws of the United States and of this State, these activities may include but are not in anywise limited to the operation of the following -:

To engage in the business of-: **PROPERTY MANAGEMENT**

To assign, transfer, invest in, trade in, deal in, goods, wares, merchandise, real and personal property of every kind and description, and to do all things and matters necessary and appertaining thereto and further enabling this corporation to engage in any activity of business permitted under the laws of the State of Florida and of the United States, the District of Colombia, and in any foreign country.

To conduct all types of business and to have one or more offices and hold, purchase, mortgage, lease, dispose of, deal in and convey real and personal property without restrictions in this State and in any other of the several states, territories, possessions and dependency of the United States.

To engage in, render or carry on any services or business as principal or agent, with powers to let contracts for any such service or product; and to make and carry on contracts of every kind and nature that may be conducive to the accomplishment of any purpose of this corporation.

To acquire by purchase, or otherwise, for investment or resale, and to own, improve, operate, subdivide, lease, mortgage, sell and otherwise deal in, for cash or credit, by conveyance, agreement for deed, or other lawful instrument, real estate or mixed property located in the State of Florida or elsewhere, and generally to deal in traffic as owner or agent in real estate, personal or mixed property, and any interest or estate therein, and to create, own, lease, sell, operate or deal in freehold and leasehold estates of any and all nature whatsoever and to be an investor in real mixed and/or personal property; to grant, sell and otherwise deal in franchises and licenses.

To factor, lend or borrow money, be a surety, and to debentures to other evidence thereof, and mortgage, trust deed, pledges or other securities for the payment of same.

To act as agent, broker, or attorney-in-fact for any persons, firms, or corporation buying, selling and dealing in real or personal property or services of whatever nature or kind and in managing and conducting any legal actions, proceedings and business relating to any of the purposes herein mentioned or referred to.

To acquire, hold, undertake and fully exploit the good will, property, rights, franchise, assets of every kind and liabilities of any person, firm, association or corporation, whether wholly or partly; and to pay for the same in cash, stocks or bonds of the company or otherwise.

In any manner to acquire, enjoy, utilize and to dispose of patents, copyrights and trademarks, and any licenses or other interest herein and hereunder.

To borrow money and contract debts when necessary in the purchase of or acquisition of real, personal and intangible property, business rights or franchises, or additional working capital or any other object in or about its business or affairs and without limits as to amounts and to secure the payment of money in any lawful manner.

To enter into any partnership, limited or general, any other arrangement for profit-sharing, union or interest, or corporation, with any corporation, association, partnership, syndicate, entity, person or governmental, municipal or public authority in the carrying on of any business which this corporation is authorized to carry on, or any other business or transaction deemed necessary, convenient or incidental to carrying out any of the purpose of this corporation.

To purchase, hold, sell and transfer shares of its own capital stock; subject however, to such limitations as may be provided by law; capital stock owned by the corporation shall not be voted upon directly or indirectly, nor counted as outstanding for the purpose of any stockholders' quorum to vote.

To do all acts and everything necessary, suitable, convenient or proper for the accomplishment of any of the purposes hereinafter or before enumerated or incidental to the powers herein named, to which shall at any time appear conducive or expedient for the benefit or protection of the corporation, either as holder of, or interested in any property or otherwise. To exercise all of the powers which are now or may hereafter be conferred upon corporations generally by the laws of the State of Florida.

#### **ARTICLE 111 – CAPITAL STOCK**

The maximum number of shares of stock that this corporation is authorized to have outstanding at any time is **FIVE HUNDRED (500) SHARES** of common stock, each share having the par value of **ONE (\$1.00) DOLLAR**.

#### **ARTICLE IV – INITIAL CAPITAL**

The amount of capital with which this corporation will begin business is **ONE THOUSAND (\$ 1000.00) DOLLARS**.

#### **ARTIVCLE V – TERM OF EXISTENCE**

This corporation shall have perpetual existence, unless sooner dissolved by law.

#### **ARTICLE VI – INITIAL ADDRESS AND AGENT**

The street address of the initial registered and principal office of this corporation is -: **13309 NW 7<sup>TH</sup> AVE, MIAMI, FL. 33168**

and the initial registered and principal agent of this corporation is: -

**DONNA D. SCHARNAGL**

**ARTICLE VII – DIRECTORS**

This corporation shall have ONE (1) director initially. The number of directors may be increased or diminished from time to time, by by-laws adopted by the stockholders, but shall never be less than ONE (1). The names and addresses are as follows-:

NAME:

<b>DONNA D. SCHARNAGL</b> <b>President/Treasurer/Secretary</b>	<b>13309 NW 7<sup>TH</sup> AVE</b> <b>MIAMI, FL. 33168</b>
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**ARTICLE VIII – SUBSCRIBERS**

The name and street address of the initial subscriber of this corporation, and the number of shares of ONE (\$ 1.00) DOLLAR par value common stock of this corporation which she agrees to take, is as follows-:

NAME:	SHARES:	ADDRESS:
<b>DONNA D. SCHARNAGL</b> <b>President/Treasurer/Secretary</b>	<b>100%</b>	<b>13309 NW 7<sup>TH</sup> AVE</b> <b>MIAMI, FL. 33168</b>

**ARTICLE IX – OFFICERS**

The name and address of the initial officer of this Corporation is as follows -:

NAME AND TITLE	ADDRESS
<b>DONNA D. SCHARNAGL</b> <b>President/Secretary/Treasurer</b>	<b>13309 NW 7<sup>TH</sup> AVE</b> <b>MIAMI, FL. 33168</b>

**ARTICLE X - INCORPORATOR**

The name and address of the person signing these Articles of Incorporation is:

**NAME:**

**ADDRESS:**

**DONNA D. SCHARNAGL**

**13309 NW 7<sup>TH</sup> AVE  
MIAMI, FL. 33168**

IN WITNESS WHEREOF, I have hereunto set my hand and seal, acknowledged  
and filed the foregoing Articles of Incorporation under the laws of the State of Florida,  
this 31 day of JULY 20 02

SIGNATURE:



**DONNA D. SCHARNAGL  
Incorporator**

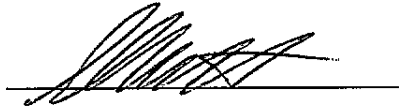
STATE OF FLORIDA ) SS

MIAMI DADE COUNTY )

**DONNA D. SCHARNAGL, Incorporator** on behalf of the Corporation,

acknowledged the foregoing instrument before me on this 31 day of July 2002. He is

personally known to me or has produced a \_\_\_\_\_ as identification.



NOTARY PUBLIC, STATE OF FL.

MY COMMISSION EXPIRES; EDWARD ELLIOTT  
(name of Notary typed/printed)

CC#



Edward D. Elliott  
Commission # CG 866406  
~~Expires Oct. 11, 2003~~  
Bonded Thru  
Atlantic Bonding Co., Inc.



**CERTIFICATE OF DESIGNATION  
REGISTERED AGENT/REGISTERED OFFICE**

Pursuant to the provisions of section 607.0501, Florida Statutes, the undersigned corporation, organized under the laws of the State of Florida, submits the following statement in designating the registered office/agent, in the State of Florida.

The name of the corporation is:

**TUSCAN VILLAS, INC**

The name and address of the registered agent is:

**NAME: DONNA D. SCHARNAGL**

**ADDRESS: 13309 NW 7<sup>th</sup> AVENUE  
MIAMI, FL 33168**

**ACKNOWLEDGMENT:**

Having been named as registered agent and to accept service of process for the above stated corporation at place designated in this certificate, 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.

SIGNATURE:

*Donna D. Scharnagl*  
**DONNA D. SCHARNAGL**  
Registered Agent

SECRETARY OF STATE  
TALLAHASSEE, FLORIDA  
02 SEP 18 PM 2:34  
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