

P96000101608

FILED

Wells Realty and Management, Inc.
Requestor's Name

1031 Lakes Drive, #228
Address

N. Miami Beach, FL 33179
City/State/Zip Phone #

96 DEC 16 PM 1:30

SECRETARY OF STATE
TALLAHASSEE, FLORIDA

Office Use Only

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

1. Wells Realty and Management, Inc.
(Corporation Name) (Document #) 100002029757--1
-12/17/96--01005--012
*****78.75 *****78.75
2. _____
(Corporation Name) (Document #)
3. _____
(Corporation Name) (Document #)
4. _____
(Corporation Name) (Document #)

- ☐ Walk in ☐ Pick up time _____ ☐ Certified Copy
☐ Mail out ☐ Will wait ☐ Photocopy ☐ 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

Beverly
AUTHORIZATION BY PHONE TO
CORRECT Article X
DATE 12/17/96
OFF

FILED

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SECRETARY OF STATE
TALLAHASSEE, FLORIDA

ARTICLES OF INCORPORATION
OF
WELLS REALTY AND MANAGEMENT, INC.

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

ARTICLE I
NAME

The name of the corporation is:
WELLS REALTY AND MANAGEMENT, INC.

ARTICLE II
COMMENCEMENT AND DURATION

This corporation shall commence business on filing of these Articles. Its existence shall be perpetual.

ARTICLE III
PURPOSE

This corporation may transact any and all lawful business for which corporations may be incorporated under the Florida Corporation Act. The principal business activity shall be home real estate sales and property management.

ARTICLE IV
CAPITAL STOCK

The aggregate number of shares and its par value that this corporation is authorized to have outstanding at any one time is 500 shares. No Par Value.

ARTICLE V
PREEMPTIVE RIGHTS

Each Stockholder of the corporation shall have the right to purchase or subscribe for, at the par value thereof, a prorata portion of:

1. Any stock of any class that the corporation may issue or sell, whether or not exchangeable for any stock of the corporation of any class or classes, and whether or not of unissued shares authorized by the Articles of Incorporation as originally filed, or by any Amendment thereof or out of shares of the corporation acquired by it after the issuance thereof, and whether issued for cash, labor done, personal property, or real property or leases thereof; or,

2. Any obligation that the corporation may issue or sell which is convertible into or exchangeable for any stock of the corporation of any class or classes, or to which is attached or pertinent, any warrant or warrants or other instruments conferring on the holder the right to subscribe for or purchase from the corporation any shares of its stock of any class or classes.

ARTICLE VI
MANAGEMENT

This corporation shall have no Board of Directors, and all of the corporate powers shall be exercised by, and the business affairs of the corporation shall be managed under the Officers of the Corporation.

ARTICLE VII
SPECIAL STOCKHOLDERS MEETINGS- CALL

Special meeting of the Stockholders may be called at any time for any purpose by an officer of the corporation or the holders of twenty (20%) percent of all outstanding shares.

ARTICLE VIII
STOCKHOLDERS RIGHTS & RESERVATION OF POWER
TO ADOPT, AMEND, AND REPEAL BY-LAWS

The power to make, alter or amend and repeal the By-Laws of the corporation shall

be reserved to the Stockholders of the corporation.

ARTICLE IX
STOCK TRANSFERS- CORPORATIONS RIGHT OF FIRST REFUSAL

No Stockholder shall have the right to sell, assign, pledge, encumber, transfer or otherwise dispose of any of the shares of the corporation without first offering such shares for sale to the corporation at the net asset value thereof. Such offer shall be in writing, signed by the Stockholder; shall be sent via Registered or Certified mail to the corporation at its principal place of business; and shall remain open for acceptance by the corporation for a period of ninety (90) days from the date of mailing. If the corporation fails or refuses within such period to make satisfactory arrangements for the purchase of such shares, the Stockholder shall have the right to dispose of his shares as he may see fit.

On the death of any Stockholder, the corporation shall have the right to purchase all shares owned by such Stockholder immediately prior to his death on the terms set forth above, and this provision shall be binding on the Executor, Administrator, or the Personal Representative of each Stockholder. Each share certificate issued by the corporation shall have printed or stamped thereon the following legend:

"These shares are held subject to certain transfer restrictions imposed by the Articles of Incorporation of the corporation. A copy of such Articles is on file at the principal office of the corporation."

ARTICLE X
REGISTERED AGENT REGISTERED OFFICE

The street address of the initial principal office of the corporation is
1031 Ives Dairy Road,
Suite # 228
North Miami Beach, Florida 33179

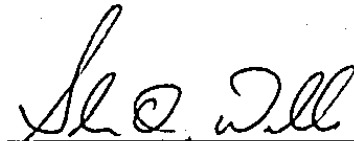
The name and mailing address of the Registered Agent is:
Glenn O. Wells
10591 Northwest 12th Avenue
Miami, Florida 33150

- The Registered Agent at such address is :
Glenn O. Wells

ARTICLE XI
INCORPORATORS

The name and address of the incorporators:

Glenn O. Wells
10591 Northwest 12th Avenue
Miami, Florida 33150



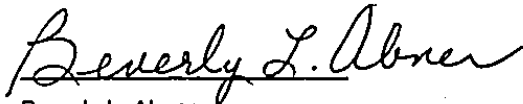
(Signature)

STATE OF FLORIDA
COUNTY OF DADE

Before me, the undersigned authority, on this 7th day of Dec, 1996
personally appeared Glenn O. Wells, to me known to be the persons described in and who
signed the foregoing Articles of Incorporation and he acknowledged to me that he executed the
same freely and voluntarily for the uses and purposes expressed therein.

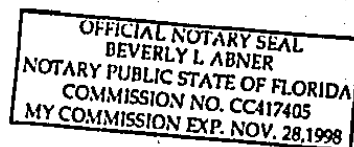
Witness my hand and official seal the day and year first above written.

My commission expires:



Beverly L. Abner

Notary Public, State of Florida



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SECRETARY OF STATE
TALLAHASSEE, FLORIDA

CERTIFICATE OF DESIGNATION/ REGISTERED AGENT

I, Glenn O. Wells, having been named to accept service of process for the above named corporation, at the place designated in the certificate, accept the office of Registered Agent, and agree to comply with the provisions of all statutes relative to the proper and complete performance of my duties, and I accept the duties and obligations of Section 607.325, Florida Statutes. I am located at 10591 Northwest 12th Avenue, Miami, Florida 33150.

Glenn O. Wells

(Signature)

STATE OF FLORIDA
COUNTY OF DADE

OFFICIAL NOTARY SEAL
BEVERLY L. ABNER
NOTARY PUBLIC STATE OF FLORIDA
COMMISSION NO. CC417405
MY COMMISSION EXP. NOV. 28, 1998

Sworn to and subscribed before me

this 9th day of Dec, 1996

Beverly L. Abner

Notary Public, State of Florida

My commission expires:

(seal)

OFFICIAL NOTARY SEAL
BEVERLY L. ABNER
NOTARY PUBLIC STATE OF FLORIDA
COMMISSION NO. CC417405
MY COMMISSION EXP. NOV. 28, 1998