

1201 HAYS STREET  
TALLAHASSEE, FL 32301  
904-222-9071

800-342-8086

**A95000000550**



95 APR - 5 PM 2:13

FILED  
STATE  
SECRETARY OF CORPORATIONS  
95 APR - 5 PM 2:13

ACCOUNT NO. : 072100000032

REFERENCE : 571847 81444A

AUTHORIZATION :

COST LIMIT : 9 PPD

ORDER DATE : April 4, 1995

ORDER TIME : 10:11 AM

ORDER NO. : 571847

CUSTOMER NO: 81444A

CUSTOMER: Nadine Mcfatter  
PATTERSON & GREEN

Suite A  
3010 S. Third Street  
Jacksonville, FL 32250

7100001452987  
-04/10/95--01100--004  
\*\*\*140.00 \*\*\*140.00

*W9500007250*

DOMESTIC FILING

NAME: CHARTER REALTY, LTD.

G. TAX	
FILING	52.50
R. AGENT FEE	35.00
G. COPY	52.50
TOTAL	140.00
N. BANK	
BALANCE DUE	
REFUND	

ARTICLES OF INCORPORATION  
XXX CERTIFICATE OF LIMITED PARTNERSHIP

PLEASE RETURN THE FOLLOWING AS PROOF OF FILING:

XXX CERTIFIED COPY  
       PLAIN STAMPED COPY  
       CERTIFICATE OF GOOD STANDING

CONTACT PERSON: Danny G. Smith

EXAMINER'S INITIALS:

*4/5/95*

*B/K*

CERTIFICATE OF LIMITED PARTNERSHIP OF  
CHARTER REALTY, LTD.  
A Florida Limited Partnership

RECEIVED  
FLORIDA DEPARTMENT OF REVENUE  
APR - 5 PM 2:13  
TALLAHASSEE

The undersigned general partner, desiring to form a limited partnership, pursuant to the Florida Revised Uniform Limited Partnership Act, Chapter 620, Florida Statutes, hereby states the following:

1. The name of the Partnership is Charter Realty, Ltd.
2. The address of the office of the Partnership is 4 Sawgrass Village Drive, No. 220C, Ponte Vedra Beach, Florida 32082.
3. The name and address of the agent for service of process on the Partnership is Suzanne Worrall Green, 3010 South Third Street, Suite A, Jacksonville Beach, Florida 32250.
4. The name and address of the general partner of the Partnership are as follows:  

Southern Realty of N.E. Florida, Inc.  
4 Sawgrass Village Drive, No. 220C 945000023925  
Ponte Vedra Beach, Florida 32082
5. The mailing address of the Partnership is 4 Sawgrass Village Drive, No. 220C, Ponte Vedra Beach, Florida 32082.
6. The latest date upon which the Partnership shall dissolve is December 31, 2038.

The date of formation of the Partnership shall be the date of filing of this Certificate with the Florida Department of State.

IN WITNESS WHEREOF, this Certificate of Limited Partnership has been executed by the sole general partner of the Partnership this 29 day of March, 1995.

SOUTHERN REALTY OF N.E. FLORIDA, INC.,  
general partner

By: Beth Antzaklis  
Beth Antzaklis, Vice President

# ACCEPTANCE OF APPOINTMENT AS REGISTERED AGENT

Having been named as registered agent for ~~Winter~~ Realty, Ltd., a Florida limited partnership (the "Partnership") in the foregoing Certificate of Limited Partnership, I, Suzanne Worrall Green, on behalf of the Partnership, hereby agree to accept service of process for said Partnership and to comply with any and all Statutes relative to the complete and proper performance of the duties of registered agent.

Suzanne Worrall Green  
Suzanne Worrall Green

Date: March 29

FILED STATE  
SECRETARY OF CORPORATIONS  
DIVISION OF CORPORATIONS  
95 APR -5 PM 2:13

STATE OF FLORIDA     )  
                                  )  
COUNTY OF Duval     )

FILED  
SECRETARY OF STATE  
DIVISION OF CORPORATIONS  
95 APR -5 PM 2:13

### AFFIDAVIT OF CAPITAL CONTRIBUTIONS

BEFORE ME, the undersigned authority, personally appeared Beth Antzaklis, the Vice President of Southern Realty of N.E. Florida, Inc. the sole general partner of ~~Owner~~ Realty, Ltd., a Florida limited partnership (the "Partnership"), who, being by me duly sworn, certified as follows:

1. There have been no capital contributions made by limited partners as of the date hereof.
2. Capital contributions of \$1,000 are anticipated to be made by the limited partners of the Partnership.

#### FURTHER AFFIANT SAYETH NOT.

The execution of this Affidavit by the undersigned constitutes an affirmation under the penalties of perjury that the facts stated herein are true.

IN WITNESS WHEREOF, the undersigned has executed this Affidavit this 29 day of March, 1995.

Beth Antzaklis  
Beth Antzaklis, Vice President of Southern Realty  
of N.E. Florida, Inc.

The foregoing instrument was acknowledged before me this 29<sup>th</sup> day of March, 1995, by Beth Antzaklis. Such person did take an oath and: (notary must check applicable box)

- ☒ is/are personally known to me.  
☐ produced a current Florida driver's license as identification.  
☐ produced \_\_\_\_\_ as identification.

{Notary Seal must be affixed}



LINDSYE D. GREENE  
MY COMMISSION EXPIRES  
April 16, 1995  
BONDED THRU NOTARY PUBLIC UNDERWRITERS

Lindsye D. Greene  
Signature of Notary

Lindsye D. Greene  
Name of Notary (Typed, Printed or Stamped)

Commission Number (if not legible on seal): 00093350

My Commission Expires (if not legible on seal): 4-16-95

FILE ON OR BEFORE DECEMBER 31, 1995 OR PARTNERSHIP  
WILL BE SUBJECT TO REVOCATION AND \$500 PENALTY FEE

LIMITED PARTNERSHIP  
ANNUAL REPORT  
1996



FLORIDA DEPARTMENT OF STATE  
Tallahassee, Florida  
Secretary of State  
DIVISION OF CORPORATIONS

FILED

96 JAN 19 PM 3:33

SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

DETENTION IN THIS SPACE

1. Name of Limited Partnership  
**CHARTER REALTY, LTD.**

1a. DOCUMENT #  
**A95000000550**

Mailing Address  
**SAWGRASS VILLAGE DRIVE, NO. 220-C  
PONTE VEDRA BEACH FL 32082**

Principal Office Address  
**4 SAWGRASS VILLAGE DRIVE, NO. 220-C  
PONTE VEDRA BEACH FL 32082**

2. New Mailing Address, If Applicable  
**3202 Sawgrass Village Circle**

State Apt. # etc.

City, State & Zip  
**Ponte Vedra Beach, FL 32082**

2a. New Principal Office Address, If Applicable  
**3202 Sawgrass Village Circle**

State Apt. # etc.

3. Date of Report for Registration in  
FLORIDA  
**04/05/1995**

3a. Date of Last Report  
**n/a**

4. State or Country of Formation  
**FL**

City, State & Zip  
**Ponte Vedra Beach, FL 32082**

5a. Capital Contributions as Shown  
on Record  
**\$1,000.00**

5b. Amount of Capital Contributions in  
FLORIDA to date  
**\$1,000.**

6. FEI Number  
**59-3309337**

Applied For  
**7. CERTIFICATE OF STATUS REQUIRED**  
Not Applicable  
**\$6.75 Additional Fee required  
for a Certificate of Status**

8. FEES: 1) Filing Fee. Computed at a rate of \$7 per \$1,000 on amount entered in 5b or 5a if 5b blank, with a minimum filing fee of \$52.50 and a maximum of \$437.50.  
2) Supplemental Fee. \$138.75 (pursuant to section 607.193, F.S.)  
THE AMOUNT DUE SHALL BE NO LESS THAN \$191.25 (\$52.50 + \$138.75) AND NO MORE THAN \$576.25 (\$437.50 + \$138.75).  
Note: If the amount entered in 5b is greater than amount entered in 5a, a supplemental affidavit must be submitted along with a separate and appropriate filing fee.  
MAKE CHECK PAYABLE TO FLORIDA DEPT. OF STATE

CR  
1-22

9. Name and Address of Current Registered Agent  
**GREEN, SUZANNE W  
3010 SOUTH THIRD STREET, SUITE A  
JACKSONVILLE BEACH FL 32250**

10. If changed, new Registered Agent/Office  
Name  
Street Address (P.O. Box Number Is Not Acceptable)  
State Apt. # etc.  
City  
**FL** Zip Code

10a. Pursuant to the provisions of sections 620.1051 and 620.102, Florida Statutes, the above-named limited partnership organized or registered under the laws of the State of Florida, submits this statement for the purpose of changing its registered office or registered agent, or both, in the State of Florida. Such change was authorized by its general partner(s). I hereby accept the appointment of registered agent. I am familiar with, and accept the obligations of section 620.102, Florida Statutes.

SIGNATURE (Registered Agent Accepting Appointment)

DATE

A GENERAL PARTNER THAT IS A CORPORATION, LIMITED PARTNERSHIP OR OTHER BUSINESS ENTITY

11. Name(s) of General Partner(s)	11a. Address of Each General Partner (Do NOT Use Post Office Box Numbers)	11b. City, State & Zip Code	11c. Registration Document Number
SOUTHERN REALTY OF N.E. FLOR	4 SAWGRASS VILLAGE DR	PONTE VEDRA BEACH FL	P95000023925
			100001697341 -01/25/96--01008--013 ****191.25 ****191.25
			100001697341 -01/25/96--01008--014 *****52.50 *****52.50

Note: General partners MAY NOT be changed on this form; an amendment must be filed to change a general partner.

12. I do hereby certify that the information supplied with this filing is voluntarily furnished and does not qualify for the exemption stated in Section 119.07(3)(a), Florida Statutes. I release the Division of Corporations from any liability of non-compliance with Section 119.07(3)(b) in the event that the information supplied is deemed exempt from public access. I further certify that the information indicated on this annual report is true and accurate and that my signature shall have the same legal effects as if made under oath. I further certify that I am a General Partner of the limited partnership, receiver or trustee, empowered to execute this report as required by chapter 620, Florida Statutes.

SIGNATURE *Beith Antzaklis* DATE **12-4-95**  
**BEITH ANTZAKLIS, VICE PRESIDENT OF SOUTHERN REALTY OF N.E. FLORIDA, INC.**  
Typed or Printed Name of General Partner Signing Form Telephone Number **(844) 285-8986**