

# F020000006063

## TRANSMITTAL LETTER

12/4 FOR CORP CVS  
TO: Registration Section  
Division of Corporations

SUBJECT: RESIDENTIAL REALTY GROUP, Inc  
(Name of corporation - must include suffix)

Dear Sir or Madam:

00789-00734-00611-00720-00671  
The enclosed "Application by Foreign Corporation for Authorization to Transact Business in Florida",  
"Certificate of Existence", and check are submitted to register the above referenced foreign corporation  
to transact business in Florida.

Please return all correspondence concerning this matter to the following:

LOUISE J. HOOD

(Name of Person)

RESIDENTIAL REALTY GROUP, Inc

(Firm/Company)

3600 CROWDALL LANE, SUITE 103

(Address)

OWINGS MILLS, MD 21117

(City/State and Zip code)

For further information concerning this matter, please call:

ED LEVY

(410) 363-7888

LOUISE J. HOOD

at (410) 654-4444

(Name of Person)

(Area Code & Daytime Telephone Number)

## STREET ADDRESS:

Registration Section  
Division of Corporations  
409 E. Gaines St.  
Tallahassee, FL 32399

## MAILING ADDRESS:

Registration Section  
Division of Corporations  
P.O. Box 6327  
Tallahassee, FL 32314

Enclosed is a check for the following amount:

☐ \$70.00 Filing Fee

☒ \$78.75 Filing Fee &  
Certificate of Status

☐ \$78.75 Filing Fee &  
Certified Copy

☐ \$87.50 Filing Fee,  
Certificate of Status &  
Certified Copy

FILED

02 DEC -6 PM 5:15

TALLAHASSEE, FLORIDA



FLORIDA DEPARTMENT OF STATE

Jim Smith  
Secretary of State

September 5, 2002

LOUISE J. HOOD  
RESIDENTIAL REALTY GROUP, INC.  
3600 DRANDALL LANE, SUITE 103  
OWINGS MILLS, MD 21117

SUBJECT: RESIDENTIAL REALTY GROUP, INC.  
Ref. Number: W02000025715

We have received your document for RESIDENTIAL REALTY GROUP, INC. and your check(s) totaling \$78.75. However, the enclosed document has not been filed and is being returned for the following correction(s):

Pursuant to section 607.1502(4), 617.1502(4) or 608.502(4), Florida Statutes, this office collects a civil penalty of \$1000 for each year this entity transacted business or conducted its affairs in Florida prior to qualification and the appropriate annual report/uniform business report fees that would have been due this office had the entity qualified the year it began operations in this state. The amount due this office to cover both annual report/uniform business report and penalty fees is \$3,450.00.

The registered agent must sign accepting the designation.

A photocopy of the certificate of existence is not acceptable.

Please return your document, along with a copy of this letter, within 60 days or your filing will be considered abandoned.

If you have any questions concerning the filing of your document, please call (850) 245-6967.

Michelle Hodges  
Document Specialist

Letter Number: 302A00051188

LAW OFFICES  
**HAGEN & HAGEN, P.A.**  
ATTORNEYS AND COUNSELORS AT LAW  
3531 GRIFFIN ROAD • FT. LAUDERDALE, FLORIDA 33312

MAX M. HAGEN♦♦  
KEVIN L. HAGEN†♦  
CRAIG R. GLASSER♦

TELEPHONE: (954) 987-0515  
TELEFACSIMILE: (954) 964-3764  
www.HagenLawFirm.com

♦ ADMITTED TO U.S. SUPREME COURT  
▼ ALSO ADMITTED TO TENNESSEE BAR  
† ADMITTED TO 11TH CIRCUIT COURT OF APPEALS  
♦ ADMITTED TO U.S. DISTRICT COURTS FOR SOUTHERN  
AND MIDDLE DISTRICTS OF FLORIDA

PLEASE REFER TO  
OUR FILE #  
5479

November 14, 2002

Department of State  
Division of Corporations  
P.O. Box 6327  
Tallahassee, FL 32314  
Attn: Michelle Hodges

Re: Certificate of Authority - Residential Realty Group, Inc.  
Ref. No.: W02-000025715

Dear Ms. Hodges:

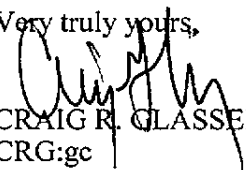
In response to your letter dated September 5, 2002, enclosed please the following documents for the above referenced corporation:

- a. Transmittal Letter
- b. Application by Foreign Corporation for Authorization to Transact Business in Florida
- c. Original Certificate In Good Standing - Maryland

It is our understanding that our client's check in the amount of \$78.75 has been previously accepted by the Division of Corporations. With regard to the outstanding civil penalties, we would request a full waiver of same. Our client, a Maryland corporation, initially began doing business in Palm Beach County, Florida in 1999. In accordance with advice received from prior counsel and Maryland accountants, our client applied for and received all necessary county and city occupational licenses. During the application process for all county and/or city licenses, our client was not advised as to the requirement to register with the Division of Corporations or obtain a Certificate of Authority. Based on the foregoing, it is requested that the remaining fees be waived and the certificate of authority be issued. Thank you for your consideration.

If you have any question, or require additional information, please do not hesitate to contact the undersigned.

Very truly yours,

  
CRAIG R. GLASSER, ESQ.  
CRG:gc

TO: Gerry York, General Counsel's Office  
FROM: Brenda L. Tadlock, Registration Section  
DATE: November 22, 2002  
SUBJECT: RESIDENTIAL REALTY GROUP, INC.  
REFERENCE: W02000025715

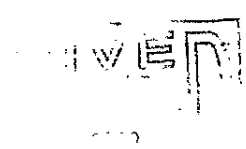
The attached documents and correspondence are being forwarded to you for appropriate handling.

Please note the attached documents appear to meet the filing requirements stipulated in Chapter 607, Florida Statutes, with the exception of any penalty or annual report fees that may be due this office.

Should you have any further questions concerning this matter, please do not hesitate to get in touch.

/blt

Attachments





**FLORIDA DEPARTMENT OF STATE**  
**Jim Smith**  
**Secretary of State**  
**OFFICE OF THE GENERAL COUNSEL**

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**F A C S I M I L E   T R A N S M I T T A L**

**TO FAX NUMBER: 410-654-5666**

**Please deliver the following pages to:**

**NAME: Joan Magill**

**COMPANY: Residential Realty Group**

**CITY/STATE: Owings Mills, Maryland 21117**

**SENDER:     Gerard T. York, Esq.,**  
**Assistant General Counsel**

**DATE/TIME:         11/25/02 9:53 AM**

**NUMBER OF PAGES (including transmittal sheet):2**

**FROM FAX:         850/245-6127**

**COMMENTS: Thank you for contacting the Florida Department of State.**  
**This facsimile is in response to our conversation of November 21, 2002 regarding**  
**annual report fees and statutory penalties due from Residential Realty Group, Inc.**

**We would offer to settle this matter of annual report fees and statutory penalties for**  
**the amount of \$1,950.00, reflecting annual report fees from 1999 of \$450.00 and**  
**statutory penalties of \$1,500.00 assessed at the statutory minimum of \$500.00 per**  
**year. This offer remains in effect until December 31, 2002.**

Upon receipt of a check for \$1,950.00 payable to the Department of State, Division of Corporations, I will instruct the Division of Corporations to issue Residential Realty Group, Inc., a Certificate of Authority to transact business in Florida. Please mail the check to this attorney at: Office of General Counsel, PL-02, The Capitol, Tallahassee, Florida 32399-0250.

Please do not hesitate to contact me at 850-245-6514 should you have any questions.

**PL-02 • THE CAPITOL • TALLAHASSEE, FLORIDA 32399-0250**



# *Department of State*

## *Memorandum Office of the General Counsel*

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TO: File

FROM: Gerard York, Assistant General Counsel

DATE: December 2, 2002

RE: Residential Realty Group, Inc.

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Based on my review of the file and the payments received from the corporation, it is my recommendation that this file be closed. Corporation has paid outstanding report fees from 1999 of \$450.00 and foreign non-qualified penalties from 1999 of \$1,500.00 assessed at the statutory minimum of \$500.00 per year. Corporation wishes to be qualified to transact business in Florida. Accordingly, it is recommended this corporation be issued a certificate of authority.

/gty

APPLICATION BY FOREIGN CORPORATION FOR AUTHORIZATION TO TRANSACT  
BUSINESS IN FLORIDA

IN COMPLIANCE WITH SECTION 607.1503, FLORIDA STATUTES, THE FOLLOWING IS SUBMITTED TO  
REGISTER A FOREIGN CORPORATION TO TRANSACT BUSINESS IN THE STATE OF FLORIDA.

1. Residential Realty Group, Inc.  
(Name of corporation; must include the word "INCORPORATED", "COMPANY", "CORPORATION" or words or abbreviations of like import in language as will clearly indicate that it is a corporation instead of a natural person or partnership if not so contained in the name at present.)

2. Maryland 3. 52-1594210  
(State or country under the law of which it is incorporated) (FEI number, if applicable)

4. 10/13/88 5. Perpetual  
(Date of incorporation) (Duration: Year corp. will cease to exist or "perpetual")

6. 1999  
(Date first transacted business in Florida. If corporation has not transacted business in Florida, insert "upon qualification.")  
(SEE SECTIONS 607.1501, 607.1502 and 817.155, F.S.)

7. 3600 Crondall Lane, Suite 103, Owings Mills, Md 21117  
(Principal office address)

Same

(Current mailing address)

8. Residential Community Management  
(Purpose(s) of corporation authorized in home state or country to be carried out in state of Florida)

9. Name and street address of Florida registered agent: (P.O. Box or Mail Drop Box NOT acceptable)

Name: Craig Glasser, Esq.

Office Address: Hagen + Hagen PA  
3531 Griffin Rd.  
Fort Lauderdale  
(City)

, Florida 33312  
(Zip code)

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STATE OF FLORIDA  
TALLAHASSEE

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10. Registered agent's acceptance:

*Having been named as registered agent and to accept service of process for the above stated corporation at the place designated in this application, 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 relative to the proper and complete performance of my duties, and I am familiar with and accept the obligations of my position as registered agent.*

x Craig Glasser  
(Registered agent's signature)

11. Attached is a certificate of existence duly authenticated, not more than 90 days prior to delivery of this application to the Department of State, by the Secretary of State or other official having custody of corporate records in the jurisdiction under the law of which it is incorporated.



12. Names and business addresses of officers and/or directors:

A. DIRECTORS

Chairman: Joan Magill

Address: 72 River Oaks Circle  
Baltimore, Maryland 21208

Vice Chairman: \_\_\_\_\_

Address: \_\_\_\_\_

Director: Louise J Hood

Address: 4145 London Bridge Road  
Sykesville, Maryland 21784

Director: \_\_\_\_\_

Address: \_\_\_\_\_

B. OFFICERS

President: Louise J Hood

Address: 4145 London Bridge Road  
Sykesville, Maryland 21784

Vice President: Joan Magill

Address: 72 River Oaks Circle  
Baltimore, Maryland 21208

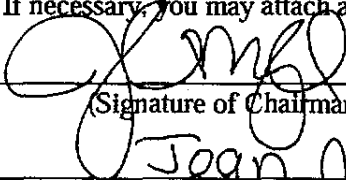
Secretary: Jodi Baumel

Address: 406 Viola Court, Belair, Maryland

Treasurer: Jodi Baumel

Address: 406 Viola Court, Belair, Maryland 21015

NOTE: If necessary, you may attach an addendum to the application listing additional officers and/or directors.

13.  as V.P.  
(Signature of Chairman, Vice Chairman, or any officer listed in number 12 of the application)

14. Joan Magill, as V.P.  
(Typed or printed name and capacity of person signing application)

## 12. Names and business addresses of officers and/or directors:

## A. DIRECTORS

Chairman: See attached officers/directors rider LOUISE HOODAddress: 4145 LONDON BRIDGE ROAD  
SYKEVILLE, MD 21784Vice Chairman: JOAN GLASSENAddress: 72 RIVER OAKS CIRCLE  
BALTIMORE, MD 21208

Director: \_\_\_\_\_

Address: \_\_\_\_\_

Director: \_\_\_\_\_

Address: \_\_\_\_\_

## B. OFFICERS

President: See attached officers/directors rider LOUISE HOOD

Address: \_\_\_\_\_

Vice President: JOAN GLASSEN

Address: \_\_\_\_\_

Secretary: \_\_\_\_\_

Address: \_\_\_\_\_

Treasurer: \_\_\_\_\_

Address: \_\_\_\_\_

NOTE: If necessary, you may attach an addendum to the application listing additional officers and/or directors.

13. [Signature]  
(Signature of Chairman, Vice Chairman, or any officer listed in number 12 of the application)14. X LOUISE J. HOOD AS PRESIDENT  
(Typed or printed name and capacity of person signing application)

**STATE OF MARYLAND**  
**Department of Assessments and Taxation**

I, PAUL ANDERSON OF THE STATE DEPARTMENT OF ASSESSMENTS AND TAXATION OF THE STATE OF MARYLAND, DO HEREBY CERTIFY THAT THE DEPARTMENT, BY LAWS OF THE STATE, IS THE CUSTODIAN OF THE RECORDS OF THIS STATE RELATING TO THE FORFEITURE OR SUSPENSION OF CORPORATIONS, OR OF CORPORATIONS TO TRANSACT BUSINESS IN THIS STATE, AND THAT I AM THE PROPER OFFICER TO EXECUTE THIS CERTIFICATE.

I FURTHER CERTIFY THAT RESIDENTIAL REALTY GROUP, INC. IS A CORPORATION DULY INCORPORATED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF MARYLAND AND THE CORPORATION HAS FILED ALL ANNUAL REPORTS REQUIRED, HAS NO OUTSTANDING LATE FILING PENALTIES ON THOSE REPORTS, AND HAS A RESIDENT AGENT. THEREFORE, THE CORPORATION IS AT THE TIME OF THIS CERTIFICATE IN GOOD STANDING WITH THIS DEPARTMENT AND DULY AUTHORIZED TO EXERCISE ALL THE POWERS RECITED IN ITS CHARTER OR CERTIFICATE OF INCORPORATION, AND TO TRANSACT BUSINESS IN MARYLAND.

IN WITNESS WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY SIGNATURE AND AFFIXED THE SEAL OF THE STATE DEPARTMENT OF ASSESSMENTS AND TAXATION OF MARYLAND AT BALTIMORE ON THIS AUGUST 22, 2002.

*Paul B. Anderson*

Paul B. Anderson  
Charter Division

