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P.O. Box 1172  
ORL. FL 32802-1172

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

1. \_\_\_\_\_  
(Corporation Name) (Document #)
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(Corporation Name) (Document #)

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SECRETARY OF STATE  
DIVISION OF CORPORATIONS  
02 JAN 10 PM 2:19

- ☐ Walk in ☐ Pick up time ☐ Certified Copy  
☐ Mail out ☐ Will wait ☐ Photocopy ☐ Certificate of Status

NEW FILINGS

- ☐ Profit  
☐ Not for Profit  
☐ 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

REGISTRATION/QUALIFICATION

- ☐ Foreign  
☐ Limited Partnership  
☐ Reinstatement  
☐ Trademark  
☐ Other

Examiner's Initials

1-24-02

**ARTICLES OF INCORPORATION  
Of  
Central Florida Board of Realtists, Inc.**

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SECRETARY OF CORPORATIONS  
02 JAN 10 PM 2:19

**ARTICLE I  
CORPORATE NAME, PRINCIPAL OFFICE AND MAILING ADDRESS**

The name of this Professional Business and Trade Corporation is Central Florida Board of Realtists, Inc.

The principal office of this Professional Business and Trade Corporation is  
Central Florida Board of Realtists, Inc.  
2512 West Colonial Drive, Orlando, Florida 32805,  
P. O. Box 1172,  
Orlando, Florida 32811

The mailing address of this Professional Business and Trade Corporation is  
P. O. Box 1172, 2512 West Colonial Drive, Orlando, Florida 32805

**ARTICLE II  
CORPORATE NATURE**

This is a nonprofit Professional Business and Trade Corporation, organized solely for general charitable purposes pursuant to the Florida Corporations Not for Profit Law set forth in Section 617 of the Florida Statutes.

**ARTICLE III  
DURATION**

The term of existence of the corporation is perpetual.

**ARTICLE IV  
GENERAL AND SPECIFIC PURPOSES**

The specific and primary purposes for which this corporation is formed are:

To conduct Economic, Professional, Business, Trade and Community Home Buyers instruction, conduct Community Activities Seminars and services, operate Community Educational Seminars to assist families and individuals to achieve home ownership benefits.

A. For the advancement of economic Professional Business and Trade Services, charity, education, and any other related or corresponding charitable purposes by the distribution of its funds for such purposes.

B. To train members of the Community Professional Business and Trade Activities to assist the Chief administrative officer in their work, to enhance the Educational Seminars.

C. To operate exclusively in any other manner for such charitable and educational purposes as will qualify it as an exempt organization under Section 501(c)(3) of the Internal Revenue Code of 1954, as amended, or under any corresponding provisions of any subsequent federal tax laws, covering the distributions to organizations qualified as tax exempt organizations under the Internal Revenue Code, as amended, including private foundations and private operating foundations.

#### ARTICLE V MANAGEMENT OF CORPORATE AFFAIRS

A. Board of Directors. The powers of this Professional Business and Trade Corporation shall be exercised, its properties controlled, and its affairs conducted by a Board of Directors, consisting of a minimum of three (3) members of the Board of Directors. The number of Directors of the Professional Business and Trade Corporation shall be three, provided however, that such number maybe changed by a By-Law duly adopted by the members.

The Directors named herein as the first Board of Directors shall hold office until the first meeting of members at which time an election of Directors shall be held.

Directors elected at the first annual meeting, and at times thereafter shall serve for a term of one (1) year until the annual meeting of the members following the election of Directors and until the qualification of the successors in office. Annual meetings shall be held at  
2512 West Colonial Drive, Orlando, Florida 32805,  
Orlando, Florida 32805,  
On December 1 of each year at 10:00 am, or at such other place or places as the Board of Directors may designate from time to time by resolution.

Any action required or permitted to be taken by the Board of Directors under any provision of law may be taken without a meeting, if all members of the Board shall individually or collectively consent in a manner to be set forth in the operating by-laws in effect at that time to ratify such action.

Such consent or consents shall be filed with the minutes of the proceedings of the Board, and any such action by consent shall have the same force and effect as if taken by unanimous vote of the Directors.

Any certificate or other document filed under any provision of law which relates to action so taken shall state that the action was taken by unanimous written consent of the Board of Directors without a meeting, and that the Articles of Incorporation and the By-Laws of this Professional Business and Trade Corporation authorize the Directors to so act. Such a statement shall be prima facie evidence of such authority.

The names and addresses of such initial member of the Board of Directors is as follows:

S. / Jean Mowatt

**Jean Mowatt**, President

P. O. Box # 1172

Orlando, Florida Office of the President

S. / \_\_\_\_\_

Booker Perry, Corporate Secretary,  
Central Florida Board of Realtists, Inc.  
In Care of Office of the President

P. O. Box # \_\_\_\_\_

Orlando, Florida Office of the President

S. / \_\_\_\_\_

Central Florida Board of Realtists,

P. O. Box # \_\_\_\_\_

Orlando, Florida P. O. Box # \_\_\_\_\_

S. / Toni G. Woodworth  
TONI G. WOODWORTH, REAL ESTATE BROKER,

S. / Tim Lucas Adams

TIM LUCAS ADAMS, TH. D., VICE PRESIDENT, REAL PROPERTY DEVELOPER,

S. / Patricia Simon

PATRICIA SIMON, REAL ESTATE BROKER,

S. / Booker Perry

BOOKER PERRY CORPORATE SECRETARY, PROPERTY DEVELOPER,

S. / \_\_\_\_\_

PATRICIA GOLDEN, REALTIST, SHERRY COLLIER, MORTGAGE BROKER

S. / \_\_\_\_\_

RUDY \_\_\_\_\_ MORTGAGE BANKER

S. / \_\_\_\_\_

VERONICA DAVIS-LEE, REALTIST,

S. / Janet Buckles

JANET BUCKLES REAL ESTATE BROKER,

S. / Veronica McCoy

VERONICA McCoy REAL ESTATE BROKERS.

S. / \_\_\_\_\_

S. / \_\_\_\_\_

The names and addresses of such initial member of the Board of Directors is as follows:


S. /

**Jean Mowatt**, President  
2512 West Colonial Drive, Orlando, Florida 32805,  
P. O. Box **1172 Orlando**, Florida 32802

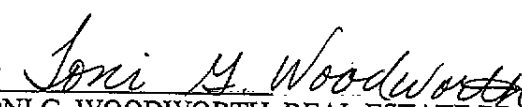
S. /

**Booker Perry**, Corporate Secretary,  
2512 West Colonial Drive, Orlando, Florida 32805,  
P. O. Box **1172 Orlando**, Florida 32802

S. /

  
2512 West Colonial Drive, Orlando, Florida 32805,  
P. O. Box **1172 Orlando**, Florida 32802

S. /

  
**TONI G. WOODWORTH**, REAL ESTATE BROKER,  
2512 West Colonial Drive, Orlando, Florida 32805,  
P. O. Box **1172 Orlando**, Florida 32802

S. /

**TIM LUCAS ADAMS, TH. D.**, VICE PRESIDENT, REAL PROPERTY DEVELOPER,  
2512 West Colonial Drive, Orlando, Florida 32805,  
P. O. Box **1172 Orlando**, Florida 32802

S. /

**PATRICIA SIMON**, REAL ESTATE BROKER,  
2512 West Colonial Drive, Orlando, Florida 32805,  
P. O. Box **1172 Orlando**, Florida 32802

S. /

**BOOKER PERRY** CORPORATE SECRETARY, PROPERTY DEVELOPER,  
2512 West Colonial Drive, Orlando, Florida 32805,  
P. O. Box **1172 Orlando**, Florida 32802

S. /

**PATRICIA GOLDEN**, REALTIST, **SHERRY COLLIER**, MORTGAGE BROKER  
2512 West Colonial Drive, Orlando, Florida 32805,  
P. O. Box **1172 Orlando**, Florida 32802

S. /  
VERONICA DAVIS-LEE, REALTIST,  
2512 West Colonial Drive, Orlando, Florida 32805,  
P. O. Box **1172 Orlando**, Florida 32802

S. /  
JANET BUCKLES REAL ESTATE BROKER,  
2512 West Colonial Drive, Orlando, Florida 32805,  
P. O. Box **1172 Orlando**, Florida 32802

S. /  
VERONICA McCoy REAL ESTATE BROKERS,  
2512 West Colonial Drive, Orlando, Florida 32805,  
P. O. Box **1172 Orlando**, Florida 32802

S. /  
2512 West Colonial Drive, Orlando, Florida 32805,  
P. O. Box **1172 Orlando**, Florida 32802

S. /  
2512 West Colonial Drive, Orlando, Florida 32805,  
P. O. Box **1172 Orlando**, Florida 32802

- C. Corporate Officers. The Board of Directors shall elect the following officers: President, Area Vice Presidents, Secretary, and Treasurer, and such other officers as the By-Laws of this Professional Business and Trade Corporation may authorize the Directors to elect from time to time. Initially, such officers shall be elected at the first annual meeting of the Board of Directors.

## ARTICLE VI EARNINGS AND ACTIVITIES OF CORPORATION

- A. No part of the net earnings of the Professional Business and Trade Corporation shall inure to the benefit of, or be distributable to its members, directors, officers or other private persons, except that the Professional Business and Trade Corporation shall be authorized and empowered to pay reasonable compensation for services rendered and to make payments and distributions in furtherance of the purposes set forth in Article IV hereof.
- B. No substantial part of the activities of the Professional Business and Trade Corporation shall be the carrying on of propaganda, or otherwise attempting to influence legislation, and the Professional Business and Trade Corporation shall not participate in, or intervene in (including the publishing or distribution of statements) any political campaign on behalf of any candidate for public office.
- B. Notwithstanding any other provision of these articles, the Professional Business and Trade Corporation shall not carry on any other activities not permitted to be carried on
- C. (a) By a Professional Business and Trade Corporation exempt from Federal income tax under section 501(c)(6) of the Internal Revenue Code of 1954 (or the corresponding provision of any future, United States Internal Revenue Law) or (b) by a Professional Business and Trade Corporation, contributions to which are deductible under section 170(c)(2) of the Internal Revenue Code of 1954 (or the corresponding provision of any future United States Internal Revenue Law).
- D. Notwithstanding any other provision of these Articles, this Professional Business and Trade Corporation shall not, except to an insubstantial degree, engage in any activities or exercise any powers that are not in furtherance of the purposes of this Professional Business and Trade Corporation.

## ARTICLE VII DISTRIBUTION OF ASSETS

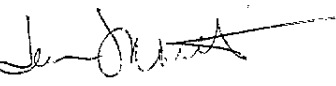
Upon dissolution of the Professional Business and Trade Corporation, the Board of Directors shall, after paying or making provision for the payment of all the liabilities of the Professional Business and Trade Corporation, dispose of all of the assets of the Professional Business and Trade Corporation exclusively for the purposes of the Professional Business and Trade Corporation in such manner, or to such organization or organizations organized and operated exclusively for charitable, housing and property rights education, Community Professional Business and Trade Training and Educational Seminars, or scientific purposes as shall at the time qualify as an exempt organization or organizations under Section 501(c)(6) of the Internal Revenue Code of 1954 (or the corresponding provision of any future United States Internal Revenue Law), as the Board of Directors shall determine. Any such assets not so disposed of shall be disposed of by a court of competent jurisdiction in the county in which the principal office of the Professional Business and Trade Corporation is then located, exclusively for such purposes or to such organization or organizations as such court shall determine, which are organized and operated exclusively for such purposes.

ARTICLE VIII  
MEMBERSHIP

The qualification for members and the manner of their admission shall be regulated by the bylaws for this Professional Business and Trade Corporation.

ARTICLE IX  
SUBSCRIBERS

The names and residence addresses of the Subscribers of this Professional, Business and Trade Corporation are as follows:

**Jean Mowatt**, Office of the President, 

In Care of Office of the President Jean Mowatt P. O. Box # \_\_\_\_\_,  
Orlando, Florida 32811

**Booker Perry** Corporate Secretary  
Central Florida Board of Realtists, Inc.

P. O. Box # \_\_\_\_\_  
Orlando, Florida

Central Florida Board of Realtists, Inc. In Care of Office of the President Jean Mowatt P. O. Box # \_\_\_\_\_

Orlando, Florida Office of the President P. O. Box # \_\_\_\_\_

**Sherry Collier**, Treasurer  
Central Florida Board of Realtists, Inc.

P. O. Box # \_\_\_\_\_  
Orlando, Florida

S. / \_\_\_\_\_

Jean Mowatt, President,

Chief Executive Officer, Central Florida Board of Realtists, Inc.

In Care of Office of the President P. O. Box # \_\_\_\_\_ Orlando, Florida 32811

S. / 

Booker Perry Corporate Secretary

Central Florida Board of Realtists, Inc. In Care of

Office of the President Jean Mowatt P. O. Box # \_\_\_\_\_  
Orlando, Florida,

Toni G. Woodworth, Real Estate brokers,

S. / 

S. / \_\_\_\_\_

Sherry Collier Treasurer Central Florida Board of Realtists, Inc.

In Care of Office of the President



- C. Corporate Officers. The Board of Directors shall elect the following officers: President, Area Vice Presidents, Secretary, and Treasurer, and such other officers as the By-Laws of this Professional Business and Trade Corporation may authorize the Directors to elect from time to time. Initially, such officers shall be elected at the first annual meeting of the Board of Directors.

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- B. No substantial part of the activities of the Professional Business and Trade Corporation shall be the carrying on of propaganda, or otherwise attempting to influence legislation, and the Professional Business and Trade Corporation shall not participate in, or intervene in (including the publishing or distribution of statements) any political campaign on behalf of any candidate for public office.
- B. Notwithstanding any other provision of these articles, the Professional Business and Trade Corporation shall not carry on any other activities not permitted to be carried on
- C. (a) By a Professional Business and Trade Corporation exempt from Federal income tax under section 501(c)(6) of the Internal Revenue Code of 1954 (or the corresponding provision of any future, United States Internal Revenue Law) or (b) by a Professional Business and Trade Corporation, contributions to which are deductible under section 170(c)(2) of the Internal Revenue Code of 1954 (or the corresponding provision of any future United States Internal Revenue Law).
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P. O. Box # \_\_\_\_\_ Orlando, Florida 32811

S. / \_\_\_\_\_  
Central Florida Board of Realtists, Inc.

ARTICLE X  
AMENDMENT OF BY-LAWS

Subject to the limitations set forth in the Corporations Not for Profit Laws of the State of Florida, concerning corporate action that must be authorized or approved by the members of the Professional Business and Trade Corporation, By-Laws of this Professional Business and Trade Corporation may be made, altered, rescinded, added to, or new By-Laws may be adopted, either by a resolution of the Board of Directors, or by following the procedure set forth thereof in the By-Laws.

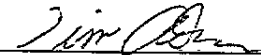
ARTICLE XI  
DEDICATION OF ASSETS

The property of this Professional Business and Trade Corporation is irrevocably dedicated to educational, charitable purposes, and no part of the net income or assets of this Professional Business and Trade Corporation shall ever inure the benefit of any director, officer or member thereof to the benefit of any private individual.

ARTICLE XII  
REGISTERED AGENT AND OFFICE

The address of the Professional Business and Trade Corporation's registered office, and its registered agent, shall be Tim Lucas Adams, Registered agent of Central Florida Board of Realtists, Inc. at 2512 West Colonial drive, Orlando, Florida 32805, and whose mailing address is: In Care of Office of the President Jean Mowatt P. O. Box # \_\_\_\_\_ Orlando, Florida 32811, Office of the President, and the name of its registered agent at said address shall be Dr. Tim Lucas Adams, Th. D.

This is to certify that I, Tim Adams agree to serve as the registered agent of this corporation and that I am familiar with the duties and responsibilities of the registered agent.

S. /  Registered Agent

ARTICLE XIII  
AMENDMENT OF ARTICLES

Amendments to these Articles of Incorporation may be proposed by a resolution adopted by the Board of Directors and presented to a quorum of members for their vote in the manner set forth in the By-Laws of this Professional Business and Trade Corporation.

We, the undersigned, being the Subscriber and Incorporators of this Professional Business and Trade Corporation, for the purpose of forming this nonprofit Professional Business and Trade Corporation under the laws of the State of Florida, have executed these Articles of Incorporation, this 6 The day of January, 2,000.

ARTICLE VIII  
MEMBERSHIP

The qualification for members and the manner of their admission shall be regulated by the bylaws for this Professional Business and Trade Corporation.

ARTICLE IX  
SUBSCRIBERS

The names and addresses of the Subscribers of this Professional, Business and Trade Corporation are as follows:

**Jean Mowatt**, Office of the President,  
2512 West Colonial Drive, Orlando, Florida 32805,  
P. O. Box **1172 Orlando**, Florida 32802

**Booker Perry** Corporate Secretary  
Central Florida Board of Realtists, Inc.  
2512 West Colonial Drive, Orlando, Florida 32805,  
P. O. Box **1172 Orlando**, Florida 32802

Toni G. Woodworth, Real Estate brokers,  
2512 West Colonial Drive, Orlando, Florida 32805,  
P. O. Box **1172 Orlando**, Florida 32802

S.1 *Toni G. Woodworth*

ARTICLE X  
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This is to certify that I, Tim Adams agree to serve as the registered agent of this corporation and that I am familiar with the duties and responsibilities of the registered agent.

S. / Tim Adams Registered Agent

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AMENDMENT OF ARTICLES

Amendments to these Articles of Incorporation may be proposed by a resolution adopted by the Board of Directors and presented to a quorum of members for their vote in the manner set forth in the By-Laws of this Professional Business and Trade Corporation.

We, the undersigned, being the Subscriber and Incorporators of this Professional Business and Trade Corporation, for the purpose of forming this nonprofit Professional Business and Trade Corporation under the laws of the State of Florida, have executed these Articles of Incorporation, this The \_\_\_\_ day of December, 2001.

S. / \_\_\_\_\_  
Booker Perry Corporate Secretary  
Central Florida Board of Realtists, Inc. In Care of  
Office of the President Jean Mowatt P. O. Box **1172** \_\_\_\_\_  
Orlando, Florida,

S. / \_\_\_\_\_  
Central Florida Board of Realtists, Inc.

WITNESSED BY:

\_\_\_\_\_

Professional Business and Trade Corporation Officers as of

Tuesday, January 01, 2002

S. / Jean Mowatt  
Jean Mowatt, President,  
Chief Executive Officer, Central Florida Board of Realtists, Inc.  
In Care of Office of the President P. O. Box # \_\_\_\_\_ Orlando, Florida 32811

S. / Booker Perry  
Booker Perry Corporate Secretary  
Central Florida Board of Realtists, Inc. In Care of  
Office of the President Jean Mowatt P. O. Box # \_\_\_\_\_  
Orlando, Florida,

Toni G. Woodworth, Real Estate brokers,  
S. / Toni G. Woodworth

S. / \_\_\_\_\_  
Sherry Collier Treasurer Central Florida Board of Realtists, Inc.  
In Care of Office of the President  
P. O. Box # \_\_\_\_\_ Orlando, Florida 32811

S. / \_\_\_\_\_  
Central Florida Board of Realtists, Inc.

WITNESSED BY: Jim Beck

Professional Business and Trade Corporation Officers as of

Friday, December 28, 2001

CORP NAME: Central Florida Board of Realtists, Inc.

S. / \_\_\_\_\_  
TITLE: D NAME: M Jean Mowatt President

In Care of Office of the President Jean Mowatt  
P. O. Box # \_\_\_\_\_  
ORLANDO, FL 32811