

# P000000043829

Florida Department of State  
Division of Corporations  
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## FLORIDA PROFIT CORPORATION OR P.A.

CELESTIAL HOMES REALTY, INC.

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**FLORIDA DEPARTMENT OF STATE**  
 Katherine Harris  
 Secretary of State

April 20, 2000

FAS-T

SUBJECT: CELESTIAL HOMES REALTY, INC.  
 REF: W00000010299

We received your electronically transmitted document. However, the document has not been filed. Please make the following corrections and refax the complete document, including the electronic filing cover sheet.

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Becky McKnight  
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FAX Aud. #: H00000017700  
 Letter Number: 200A00021382

**ARTICLES OF INCORPORATION  
OF**

**CELESTIAL HOMES REALTY, INC.**

The undersigned subscribers to these Articles of Incorporation, each a natural person, competent to contract, hereby associate themselves together to form a Corporation for profit under the Laws of the State of Florida; and further do agree to the following condition of said Corporation:

**ARTICLE I**

The name of this Corporation shall be:

**CELESTIAL HOMES REALTY, INC.**

and its business shall be carried in Volusia County, Florida and also within and without the State of Florida, and in the United States of America and foreign countries as may from time to time be deemed desirable or expedient.

**ARTICLE II  
NATURE OF BUSINESS**

The general nature of business to be transacted by this Corporation and the objects and purposes thereof are as follows:

1. The nature of the business and the objects and purposes to be transacted, promotes or carried on by this Corporation are to engage in any lawful act or activity for which Corporation may be organized, under the Corporation Act of the State of Florida.
2. To maintain offices in connection with said business and where necessary, to build or construct new facilities or additions and alterations to existing facilities in connection with its business.
3. To buy, sell, manufacture repair, alter and change, let or hire, export or deal in all kinds of articles and things which may be required for the purposes of any of said business, or commonly supplied or dealt in by persons engaged in any such business, or which may seem capable of being profitably dealt with in connection with any of the said business.
4. To engage in any activity or business permitted under the laws of the United States and the State of Florida.

**ARTICLE III  
CAPITAL STOCK**

The maximum number of shares of stock that the Corporation is authorized to have outstanding at any time shall be 1000 shares no par value common stock.

The capital stock may be paid for in property, labor or services at a just valuation, to be fixed by the Incorporators or by the Directors at a meeting called for such purpose or at the organization meeting.

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Property, labor or services may also be purchased or paid for with the capital stock at a just valuation of said property, to be fixed by the Directors of the Company. Stock in other corporations or going businesses may be purchased by the Corporation, in return for the issuance of its capital stock, and said purchases shall be on such basis for such consideration and the issuance of so much of the capital stock as the Directors of the company may decide.

**ARTICLE IV  
INITIAL CAPITAL**

The amount of capital with which this Corporation will begin business is Five Thousand Dollars (\$ 5,000.00)

**ARTICLE V  
TERMS OF EXISTENCE**

This Corporation shall be in perpetual existence unless dissolved by action of law or by vote of the stockholders.

**ARTICLE VI  
ADDRESS**

This initial post office address of this Corporation in the State of Florida is: 1801 Monastery Rd. Orange City, Florida 32763.

**ARTICLE VII  
DIRECTORS**

This Corporation shall have no less than two (2) Directors, who need not be stockholders. The number of Directors may be increased from time to time as the stockholders desire, in accordance with the By-Law hereof, but at no time shall there be a number less than one (1).

**ARTICLE VIII**

The names and post office addresses of the First Board of Directors and Officers of this Corporation are as follow:

President:

**GREG A. STAKER**  
1801 Monastery Road  
Orange City, FL 32763

Vice-President:

**JEFFREY D. STAKER**  
2477 Delbarton Avenue  
Deltona, FL 32725

Secretary/Treasurer:

**GREG A. STAKER**  
1801 Monastery Road  
Orange City, FL 32763

### ARTICLE IX SUBSCRIBERS

The name and post office address of each subscriber to these Article of Incorporation, the number of shares of stock each agree to take, and the Value of the consideration paid thereof are as follows:

<u>Name</u>	<u>Address</u>	<u>No. of amount of shares paid</u>
GREG A-STAKER	1801 Monastery Rd Orlando, FL 32835	500 shares
JEFFREY D. STAKER	2477 Delbarton Ave. Deltona, FL 32725	500 shares

### ARTICLE X AMENDMENT

These Articles of Incorporation may be amended in the manner provided by law. Every amendment shall be approved by the Board of Directors, proposed by them to the stockholders, and approved at a stockholder's meeting by a majority of the voting shares.

### ARTICLE XI POWERS OF THE BOARD OF DIRECTORS

In furtherance and not limitation of the power conferred by Statute, the Board of Directors is expressly authorized:

1. To make, alter, amend or repeal the By-Laws of the Corporation.
2. To fix the amount to be reserved as working capital and to authorized and cause to be executed mortgages, liens upon the property, and franchise of this Corporation.
3. If the By-Laws so provide, to designate by resolution one or more of their number to constitute and executive Committee, which Committee, to the extent provided in the resolution or in the By-Law of the Corporation, shall have and may exercise any or all of the powers of the Board of Directors in the management of the Business, affairs and property of the Corporation, during the intervals between the meetings of the Board of Directors, so far as may be permitted by law.

### ARTICLE XII RESTRICTIONS ON STOCK TRANSFERS

The restrictions upon the transfer of shares of stock of any class are as follow:

Any stockholder, including the heirs, assigns, executors, or administrators of a deceased stockholder, desiring to sell or transfer such stock owned by him or them shall first offer it at the Corporation through the Board of Directors in the following manner.

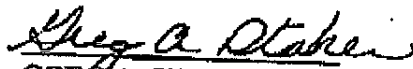
He shall notify the Directors of his desire to sell or transfer by notice in writing which notice shall contain the price of which he is willing to sell or transfer and the name of one arbitrator. The Directors shall within thirty days thereafter either accept the offer or by notice to him in writing name a second arbitrator, and these two shall name a third; it shall then be the duty of the arbitrators to ascertain the value of the stock, and if any arbitrators shall


neglect or refuse to appear at any meeting appointed by the arbitrators, a majority may act in the absence of such arbitrator, a majority may act in the absence of such arbitrator.

After the acceptance of the offer, or the report of the arbitrators as to the value of the stock, the Directors have thirty days within which to purchase the same at such valuation, but if at the expiration of thirty days, the Corporation shall not have exercised the right so to purchase, the owner of the stock shall be at liberty to dispose of the same in the manner he may see fit.

No shares of stock shall be sold or transferred on the books of the Corporation until these provisions have been complied with, but the Board of Directors may in any particular instance waive the requirements.

IN WITNESS WHEREOF, the undersigned incorporators have executed these Article of Incorporation on April 17, 2000. The undersigned incorporator hereby declares, under penalty of perjury, that the statements made in the forgoing Articles of Incorporation are true, and that the incorporator is at least eighteen years of age.


  
GREG A. STAKER  
1801 Monastery Road  
Orange City, FL 32763


  
JEFFREY D. STAKER  
2477 Delbarton Avenue  
Deltona, FL 32725

CERTIFICATE DESIGNATING PLACE OF BUSINESS OR DOMICILE FOR THE SERVICE OR PROCESS WITHIN THIS STATE, NAMING AGENT UPON WHOM PROCESS MAY BE SERVED.

In compliance with Chapter 48.091, Florida Statutes, the following is submitted in compliance with said ACT:

That Greg A. Staker and Jeffrey D. Staker desiring to organize under the laws of the State of Florida, with its principal place of business as indicated in the Articles of Incorporation at the City of Orange City, County of Volusia, State of Florida has named Greg A. Staker, located at 1801 Monastery Road, Orange City, Florida 32763 as its agent to accept service of process within Florida.

  
GREG A. STAKER  
1801 Monastery Road  
Orange City, FL 32763

  
JEFFREY D. STAKER  
2477 Delbarton Avenue  
Deltona, FL 32725

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

PURSUANT TO THE PROVISIONS OF SECTION 607.0501 or 617.0501, FLORIDA STATUTES, THE UNDERSIGNED CORPORATION, ORGANIZED UNDER THE LAWS OF THE STATE OF FLORIDA, SUBMITS THE FOLLOWING STATEMENT IN DESIGNATING THE REGISTERED OFFICE/REGISTERED AGENT, IN THE STATE OF FLORIDA.

1. The name of the Corporation is: CELESTIAL HOMES REALTY, INC.

2. The name and address of the registered agent and office is:

**GREG A. STAKER**  
**1801 Monastery Road**  
**Orange City, FL 32763**

Having been named as registered agent and to accept service of process for the above stated corporation at the 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.

  
Greg A. Staker /Registered Agent

4-17-00  
Date

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