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TRANSMITTAL LETTER

Department of State
Division of Corporations
P. O. Box 6327
Tallahassee, FL 32314

FILED
00 MAY -8 PM 1:09
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

SUBJECT: SUMMIT PROPERTY INVESTMENTS, INC.
(PROPOSED CORPORATE NAME - MUST INCLUDE SUFFIX)

600003243736--4
-05/09/00--01012--015
*****87.50 *****87.50

Enclosed is an original and one(1) copy of the articles of incorporation and a check for :

☐ \$70.00
Filing Fee

☐ \$78.75
Filing Fee
& Certificate of Status

☐ \$78.75
Filing Fee
& Certified Copy

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

ADDITIONAL COPY REQUIRED

FROM: Steven A. Custer
Name (Printed or typed)

12711 Pineway Drive
Address

Largo, FL 33773
City, State & Zip

(727) 584-9482
Daytime Telephone number

NOTE: Please provide the original and one copy of the articles.

5-18
WC

**ARTICLES OF INCORPORATION
SUMMIT PROPERTY INVESTMENTS, INC.
12711 PINEWAY DRIVE
LARGO, FL 33773**

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SECRETARY OF STATE
TALLAHASSEE, FLORIDA

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

ARTICLE I - NAME

The name of the corporation shall be SUMMIT PROPERTY INVESTMENTS, INC.

ARTICLE II - PRINCIPAL OFFICE

The principal place of business and mailing address of this corporation shall be 12711 PINEWAY DRIVE, LARGO, FL 33773.

ARTICLE III - PURPOSE

The purpose for which the corporation is organized is to engage in the purchase, repair, remodeling and transfer of real estate of all kinds, and for the improvement of real estate, and the doing of any other business and work incidental to or connected with such work. The foregoing purposes and activities will be interpreted as examples only and not as limitations, and nothing therein shall be deemed as prohibiting the corporation from extending its activities to any related or otherwise permissible lawful business purposes which may become necessary, profitable or desirable for the furtherance of the corporate objectives expressed above.

ARTICLE IV - SHARES

The number of shares of stock that this corporation is authorized to have outstanding at any one time is one thousand shares. This amount may be amended as provided in the bylaws.

ARTICLE V - OFFICERS, DIRECTORS AND SHAREHOLDERS

This corporation shall be governed by a board of directors. The composition of the board of directors, the procedure for election and/or appointment of directors, and the powers and duties of both directors and the board of directors are contained in the bylaws. This corporation shall also have a president, secretary, and other such officers as contained in the bylaws. The powers and duties of the officers, as well

as the procedure for the election and/or appointment of officers is contained in the bylaws. The rights, powers, and duties of the shareholders are contained in the bylaws.

ARTICLE VI - INITIAL REGISTERED AGENT AND STREET ADDRESS

The name and address of the initial registered agent is STEVEN A. CUSTER, 12711 PINEWAY DRIVE, LARGO, FL 33773.

ARTICLE VII - INCORPORATOR

The name and street address of the incorporator to these Articles of Incorporation is CYNTHIA J. JEFFERS, 2312 S. VALRICO ROAD, VALRICO, FL 33594.

ARTICLE VIII - PREEMPTIVE RIGHTS

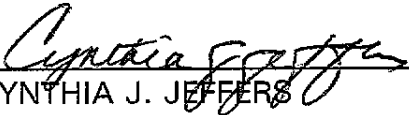
Upon the issuance of common stock, or of securities convertible into, exchangeable for or carrying rights or warrants to subscribe to, common stock, solely for cash, each holder of the outstanding shares of common stock of the corporation shall have the right, unless waived, to purchase substantially the pro rata proportion of common stock or other securities to be issued according to the number of outstanding shares of common stock held, but only at a price, within the time and on the terms fixed by the board of directors, except that no holder of common stock shall have any right to subscribe for or purchase common stock issued to satisfy option rights granted by the corporation pursuant to the authorization by a majority of the outstanding common stock of the corporation. This paragraph shall not be amended, altered or changed to the detriment of the holders of common stock of the corporation, or repealed, except by unanimous vote of the holders of the outstanding common stock of the corporation at a meeting called and held for that purpose.

No holder of shares of capital stock of the corporation of any class (including, but without limitation, common stock without par value) shall be entitled as a matter of right, except as provided in the preceding paragraph, to subscribe for or purchase any part of any new or additional capital stock of any class whatsoever, or any new or additional securities convertible into, exchangeable for or carrying rights or warrants to subscribe to capital stock of any class, whether now or later authorized and whether issued for cash or other consideration or by way of dividend.

ARTICLE VIII - AMENDMENT OF ARTICLES

These articles may be amended in whole or in part upon approval by the President and upon the unanimous approval of the Board of Directors.

The undersigned incorporator has executed these Articles of Incorporation this
27th day of April, 2000.


CYNTHIA J. JEFFERS

AFFIDAVIT OF ACCEPTANCE OF POSITION AS REGISTERED AGENT

STATE OF FLORIDA

COUNTY OF Pinellas

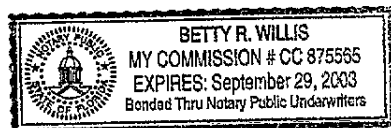
BEFORE ME this day personally appeared STEVEN A. CUSTER, who, after being duly sworn, fully deposes under oath that the following is true and accurate:

1. Under the Articles of Incorporation of SUMMIT PROPERTY INVESTMENTS, INC., I have been appointed the registered agent of the corporation.
2. I am fully aware of the duties and responsibilities inherent to being a registered agent.
3. I am of lawful age to be a registered agent and I am competent.
4. I accept the position of registered agent of SUMMIT PROPERTY INVESTMENTS, INC.

SA CUSTER
STEVEN A. CUSTER

Sworn to and subscribed before me this 27th day of April, 2000, by STEVEN A. CUSTER, who is personally known to me or has produced _____ as identification and who has taken an oath.

Betty R. Willis
Notary



My Commission Expires:
