

TRANSMITTAL LETTER

P00000115252

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

FILED
00 DEC 13 PM 1:37

SECRETARY OF STATE
TALLAHASSEE, FLORIDA

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-12/13/00--01086--002
*****78.75 *****78.75

SUBJECT: Jupiter-Tequesta-Hobe Sound Realty Inc
(PROPOSED CORPORATE NAME - MUST INCLUDE SUFFIX)

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: Jupiter-Tequesta-Hobe Sound Realty Inc
Name (Printed or typed)

8809 SE RIVERFRONT TERRACE
Address

Tequesta, Florida 33469
City, State & Zip

954-563-5340
Daytime Telephone number

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SECRETARY OF STATE
TALLAHASSEE, FLORIDA

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

12/18/02

ARTICLES OF INCORPORATION

OF

JUPITER-TEQUESTA-HOBE SOUND REALTY INC.

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SECRETARY OF STATE
TALLAHASSEE, FLORIDA

The undersigned subscriber to these Articles of Incorporation, a natural person competent to contract, hereby intends to form a corporation under the laws of the State of Florida.

ARTICLE I

The name of this corporation shall be JUPITER-TEQUESTA-HOBE SOUND REALTY INC.

The principal office of the corporation is:

Jupiter-Tequesta-Hobe Sound Realty Inc.
8809 SE Riverfront Terrace
Tequesta, FL 33469

The mailing address of the corporation is:

Jupiter-Tequesta-Hobe Sound Realty Inc.
8809 SE Riverfront Terrace
Tequesta, FL 33469

ARTICLE II

The general nature of the business to be transacted by this corporation is:

To have and to exercise all the powers now or hereafter conferred by the laws of the State of Florida upon corporations organized pursuant to the laws under which this corporation is organized and any and all acts amendatory thereof and supplemental thereto, and to engage in any other lawful activities.

To conduct business in, have one or more offices in, and to buy, hold, mortgage, sell, convey, lease or otherwise dispose of real and personal property including franchises, patents, copyrights, trademarks, mortgages, transfers of corporate property, or other instruments to secure the payment of corporate indebtedness as required.

To purchase the corporate assets of any other corporation and engage in the same or other character of business.

To manufacture, purchase or otherwise acquire, and to own, mortgage, pledge, sell, assign, transfer, or otherwise dispose of, and to invest in, trade in, deal in and with, goods, wares, merchandise, real and personal property, and services of every class, kind and description: except that it is not conduct a banking, safe deposit, trust, insurance, surety, express, railroad, canal, telegraph, telephone or cemetery company, a building and loan association, fraternal benefit society, state fair or exposition.

ARTICLE III

The maximum number of shares of authorized capital stock of this corporation shall be One Thousand (1000) shares of common stock having a par value of ONE and NO/100 (\$1.00) Dollar per share.

The capital stock shall be paid for in cash or in property, at a just valuation to be fixed by the incorporator, or by the directors at a meeting called for such purposes, or at the organization meeting.

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

ARTICLE IV

The amount of capital with which the corporation will begin business shall not be less than Five Hundred and NO/00 (\$500.00) Dollars.

ARTICLE V

The term for which these corporation shall exist shall be perpetual.

ARTICLE VI

The name and street address of this corporation's initial registered agent in the State of Florida is:

Domenic R. Faro
3015 North Ocean Blvd.
Suite C-106
Ft. Lauderdale, FL 33308

ARTICLE VII

This corporation shall have one (1) director, initially. The number of directors may be increased or diminished from time to time by the by-laws adopted by the stockholders, but shall never be less than one (1).

The members of the Board of Directors shall be elected at an annual meeting of the stockholders of said corporation. Officers of such corporation shall be elected by the Board of Directors at a meeting held immediately after the adjournment of the annual stockholders meeting.

ARTICLE VIII

The names and post office addresses of the members of the first Board of Directors is:

Domenic R. Faro
3015 North Ocean Blvd.
Suite C-106
Ft. Lauderdale, FL 33308

ARTICLE IX

The name and address of the incorporator signing these Articles of Incorporation is:

Domenic R. Faro
3015 North Ocean Blvd.
Suite C-106
Ft. Lauderdale, FL 33308

ARTICLE X

Special provisions for the regulation of the corporation are:

Section 1. The annual meeting of the stockholders and directors of this corporation shall be fixed by the by-laws.

Section 2. Any meeting of the stockholders or Board of Directors may be held either within or without the State of Florida.

Section 3. The officers of this corporation shall be a President, Vice President, a Secretary and a Treasurer and such other officers as the Board of Directors may deem necessary.

Section 4. The directors of the corporation are specifically authorized to accept in payment for the capital stock of the corporation either assignment or transfer of any real property or personal property. Said discretion of the Board of Directors shall be final and upon the issuance of said stock in exchange for a conveyance of real property or personal property, said stock shall thereafter be considered as fully paid and non-assessable and may not be questioned by any future stockholder or member of the Board of Directors.

ARTICLE XI

These Articles of Incorporation may be amended from time to time as provided for by law. Every amendment shall be approved by the Board of Directors, proposed by them to the stockholders, and approved at a stockholders meeting by a majority of the stock entitled to vote thereon, unless all the directors and all the stockholders sign a written statement manifesting their intention that a certain amendment of these Articles of Incorporation be made.

ARTICLE XII

The names and addresses of the officers of the corporation until election at the first annual election or officers are as follows:

PRESIDENT:

Domenic R. Faro
3015 North Ocean Blvd.
Suite C-106
Ft. Lauderdale, FL 33308

ARTICLE XIII

The corporation shall indemnify any officer or director, or any former officer or director, to the full extent permitted.

ARTICLE XIV

All corporate powers shall be exercised by or under the authority of, and the business and affairs for this corporation shall be managed under the direction of, the shareholders of this corporation.

ARTICLE XV

At a meeting of shareholders called expressly for that purpose, any one director, or the entire Board of Directors may be removed, with or without cause, by a vote of the holders of seventy five (75%) percent of the shares then entitled to vote at an election of directors.

The effective date of these Articles of Incorporation is December 5, 2000.



Incorporator

STATE OF FLORIDA)

)SS:

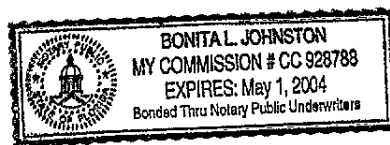
COUNTY OF BROWARD)

This instrument was acknowledged before me by DOMENIC R. FARO, on this 11th day
of December 2000, who (X) is personally known to me OR who produced
_____ As identification and who did take an oath.

Notary Public



My Commission Expires:



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00 DEC 13 PM 1:37

 **BONITA L. JOHNSTON**
MY COMMISSION # CC 928788
EXPIRES: May 1, 2004
Bonded Thru Notary Public Underwriters