

# P01000067346

July 2, 2001

FILED

Division of Corporations  
Florida Dept. of State  
409 E. Gaines St.  
Tallahassee, FL 32399

01 JUL -3 AM 8:33  
SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

Re: Kurz - Tidy Estates, Inc.  
Articles of Incorporation

200004457932--2  
-07/03/01--01048--002  
\*\*\*\*\*78.75 \*\*\*\*\*78.75

Dear Madam or Sir:

Enclosed, please find, the original, plus one copy of the Articles of Incorporation of Tidy Estates, Inc., plus the original certificate of designation of registered agent/registered office.


Please file the Articles of Incorporation and return a certified copy to me as soon as possible.

I have enclosed my check number 0566 in the amount of \$78.75 , which represents the filing fee and cost for one certified copy.

For your convenience, I have enclosed a self addressed, stamped envelope for the return of the certified copy.

Thank you for your assistance in this matter.

Yours very truly,



John Kurz  
P.O. Box 2313  
Sarasota, FL 34230

Enclosures-3  
FEDERAL EXPRESS  
828014719991

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ARTICLES OF INCORPORATION  
OF  
TIDY ESTATES, INC.

01 JUL -3 AM 8: 33

SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

The undersigned subscribers to these Articles of Incorporation, natural persons competent to contract, do associate themselves with the herein-named persons to form a corporation for profit under the laws of the State of Florida.

ARTICLE I

The name of the corporation is TIDY ESTATES, INC.

ARTICLE II

The address of the principal place of business of the corporation is 1717 2<sup>nd</sup> Street, Suite D, Sarasota, Florida 34236. The mailing address of the Corporation is Post Office Box 2313, Sarasota, Florida 34230.

ARTICLE III

The duration of this corporation shall be perpetual.

ARTICLE IV

The general purpose of the business to be transacted to the same extent as a natural person might or could do, is:

(a) To acquire, own, improve, develop, subdivide, lease, operate, maintain, work, hire, mortgage, sell, contract, exchange, hold, use and convey or otherwise dispose of in this state, and in any and every state, territory, district, or country in which the corporation may carry on business, such real and personal estate, property rights, privileges, consents and franchises as the business may require, or for such other purposes which the corporation deems proper and are lawful, investing the funds of the corporation in stocks, bonds, or securities of any other corporation owning any such land or other property.

(b) To acquire, own, use, lease, maintain, mortgage, sell and exchange certain personal property now in or hereafter to be placed in or used about the corporations premises, or any other property subsequently acquired by it.

(c) To acquire all the property, assets, business and good will of a going concern of any domestic or foreign corporation, or associations, joint stock company or partnership or person, and engage in and transact any and all business theretofore lawfully engaged in by corporation, association, joint stock company or partnership or person.

(d) To improve, manage, develop, sell, assign, transfer, lease, mortgage, pledge or otherwise dispose of or turn to account or deal with, all or any part of the property of the corporation, and from time to time vary any investment or employment of capital of the company.

(e) To borrow money, and to make and issue notes, bonds, debentures, obligations, contracts and evidences of indebtedness of all kinds, whether secured by mortgage, pledge or otherwise, without limit as to amount, and to secure the same by mortgage, pledge or otherwise, and generally to make and perform any and all things and acts and have and exercise all the rights, privileges, powers and franchises that corporations of like nature, organized under the laws of the State of Florida are empowered, authorized and permitted to do and perform in the transaction of any or all lawful businesses, and any rights to contract pursuant to such laws and powers herein.

#### ARTICLE V

The maximum number of stock that this corporation is authorized to have outstanding at any time is one hundred (100) shares of Common Stock, each share having a par value of ten dollars (\$10.00) per share.

Authorized common stock may be paid for in cash, services, or property, at a just value to be fixed by the Board of Directors of this corporation at any regular or special meeting.

#### ARTICLE VI

The street address of the initial registered office of this Corporation is 1717 2<sup>nd</sup> Street, Suite D, Sarasota, Florida 34236, and the name of the initial registered agent of this corporation at that address is: JOHN KURZ.

#### ARTICLE VII

This corporation shall have one (1) director initially. The number of directors may be either increased or diminished from time to time by the by-laws, but shall never be less than one (1). The names and addresses of the initial directors of this corporation are:

<u>NAME</u>	<u>ADDRESS</u>
JOHN KURZ	1717 2 <sup>nd</sup> Street, Suite D Sarasota, Florida 34242

These directors shall hold office until the election and qualification of their successors.

#### ARTICLE VIII

The names and address of the incorporators are:

<u>NAME</u>	<u>ADDRESS</u>
JOHN KURZ	1717 2 <sup>nd</sup> Street Suite D Sarasota, Florida 34236

## ARTICLE IX

The affairs of this corporation may be managed by a Board of Directors, who shall be elected by the stockholders at each annual meeting. Each share of common stock shall have one (1) vote. At any annual meeting of the stockholders, or any special meeting called for that purpose, the number of directors, may, by a 51% vote of the stockholders, be increased to any number not more than three (3), or decreased to any number not less than one (1). The Directors shall serve from the time of their election until the next annual meeting of the shareholders, and the election and qualification of their successors. When a vacancy occurs on the Board of Directors, other than by expiration of term, the remaining members of the Board, by a majority vote shall fill the vacancy. The annual meeting of the stockholders of this corporation shall be held at the principal office of the corporation at such time as may be fixed by the by-laws. The corporation may issue the whole or any part of its capital stock as partly paid stock, subject to cause thereon, until the whole thereof shall be paid in full. The directors shall have power without the assent or vote of the stockholders to fix the amount to be reserved as working capital, to authorize and cause to be executed all the necessary documents to carry out the purpose of this corporation upon all property of the corporation or any part thereof.

## ARTICLE X

At any meeting of the stockholders, the presence and person or by proxy, holders of 51% of the outstanding shares entitled to vote shall constitute a quorum to conduct corporate business.

Unless all directors and shareholders sign a written statement manifesting their intention that the following action be taken, it shall be necessary for the holders of 51% of the outstanding shares of this corporation to affirmatively approve, after approval by the Board of Directors, the following corporate action:

- (a) Amend, alter or repeal by-laws or Articles of Incorporation of this corporation;
- (b) Merger or consolidation of this corporation;
- (c) Reduction or increase of the stated capital of this corporation;
- (d) Reduction or increase in the number of authorized shares of the corporation;
- (e) Sale, lease, or exchange of the major portion of the property or assets of the corporation;
- (f) Dissolution of the corporation.

A majority of the members of the Board of Directors shall constitute a quorum, each having one (1) vote.

ARTICLE XI

The corporation shall commence its existence on \_\_\_\_\_, 2001.

ARTICLE XII

This corporation reserves the right to amend or repeal any provisions contained in these Articles of Incorporation or any amendment thereto, and any right conferred upon the stockholders is subject to this reservation.

IN WITNESS WHEREOF, the undersigned subscribers have executed these Articles of Incorporation, this 2nd day of July, 2001.

John Kurz  
JOHN KURZ

STATE OF FLORIDA  
COUNTY OF Manatee

BEFORE ME, a Notary Public, this day personally appeared JOHN KURZ, to be well known to me to be the person described in and who subscribed to the foregoing Articles of Incorporation of TIDY ESTATES, INC., and he acknowledged to me that he subscribed to the same voluntarily and freely for the uses and purposes therein expressed.

IN WITNESS WHEREOF, I have hereunto signed my name and affixed my official seal at \_\_\_\_\_, in the above County and State, this 2nd day of July, 2001.

Denise Salgado  
Notary Public

Form of I.D. Used:  
Fl. drivers license




CERTIFICATE OF DESIGNATION OF  
REGISTERED AGENT/ REGISTERED OFFICER

Pursuant to the provisions of Section 607e0501 of the Florida Business Corporation Act, the undersigned Corporation, organized under the laws of the State of Florida, submits the following statement in designating its registered office and registered agent, in the State of Florida.

1. The name of the corporation is TIDY ESTATES, INC.
2. The name and address of the registered agent and office of the corporation is:

JOHN KURZ, 1717 2<sup>nd</sup> Street, Suite D, Sarasota, Florida 34236.

  
\_\_\_\_\_  
JOHN KURZ  
President  
Date: 7/2/01

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 statute 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.

SIGNATURE:

  
\_\_\_\_\_  
JOHN KURZ

DATE:

7/2/01  
\_\_\_\_\_

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