

PO10000074252

Requester's Name

Phone 954 915-8800

Company LAW OFC OF LEE D GLASSMAN

Address 8000 PETERS RD

City PLANTATION State FL ZIP 33324

Office Use Only

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

1. _____
(Corporation Name) (Document #)

2. _____
(Corporation Name) (Document #)

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3. _____
(Corporation Name) (Document #)

4. _____
(Corporation Name) (Document #)

- ☐ 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

OTHER FILINGS

- ☐ Annual Report
☐ Fictitious Name

505
W01-16964

AMENDMENTS

- ☐ Amendment
☐ Resignation of R.A., Officer/Director
☐ Change of Registered Agent
☐ Dissolution/Withdrawal
☐ Merger

REGISTRATION/QUALIFICATION

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

2001 JUL 27 PM 1:41
SECRETARY OF STATE
TALLAHASSEE FLORIDA

FILED

Examiner's Initials

7/27/01



FLORIDA DEPARTMENT OF STATE
Katherine Harris
Secretary of State

FILED

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SECRETARY OF STATE
TALLAHASSEE FLORIDA

July 24, 2001

LEE D. GLASSMAN, ESQ.
8000 PETERS ROAD
PLANTATION, FL 33324

SUBJECT: NEW HOMES SALES REALTY
Ref. Number: W01000016964

We have received your document for NEW HOMES SALES REALTY and your check(s) totaling \$78.75. However, the enclosed document has not been filed and is being returned for the following correction(s):

The corporate name must contain a suffix that will clearly indicate that it is a corporation. Such suffixes include: CORPORATION, CORP., COMPANY, CO., INC., and INCORPORATED.

Please return the original and one copy of your document, along with a copy of this letter, within 60 days or your filing will be considered abandoned.

If you have any questions concerning the filing of your document, please call (850) 245-6973.

Claretha Golden
Document Specialist
New Filings Section

Letter Number: 001A00042965

ARTICLE OF CORPORATION
OF
NEW HOMES SALES REALTY CORPORATION

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TALLAHASSEE FLORIDA

ARTICLE I - NAME

The name of this corporation is

NEW HOMES SALES REALTY CORPORATION
6010 N.W. 68th Manor
Parkland, Florida 33067

ARTICLE II - DURATION

This corporation shall have perpetual existence.

ARTICLE III - PURPOSE

The general nature of the business to be transacted by this Corporation shall be any and all activities permitted under the laws of the United States and of the State of Florida.

ARTICLE IV - CAPITAL STOCK

This corporation is authorized to issue 1000 shares of common stock with a par value of \$1.00 per share.

ARTICLE V - VOTING RIGHTS

Except as otherwise provided by law, the entire voting power for the election of directors and for all other purposes shall be vested exclusively in the holders of the outstanding Common Shares.

ARTICLE VI - PREEMPTIVE RIGHTS

Every shareholder, upon the sale for cash of any new stock of this corporation shall have the right to purchase his pro rata share thereof (as nearly as may be done without issuance of fractional shares) at the price at which it is offered to others.

ARTICLE VII - INITIAL REGISTERED OFFICE AND AGENT

The street address of the initial registered office of this corporation is THE LAW OFFICES OF LEE D. GLASSMAN, P.A., 8000 Peters Road, Suite A-200, Plantation, Florida 33324 and the name of the initial registered agent of this corporation at that address is Lee D. Glassman, Esquire.

ARTICLE VIII - INITIAL BOARD OF DIRECTORS

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. The name and address of the initial director of this corporation is: Pat Monaghan, 6010 N.W. 68th Manor, Parkland, Florida 33067

ARTICLE IX - INCORPORATOR

The name and address of the person signing these articles is: Lee D. Glassman, Esquire, 8000 Peters Road, Suite A-200, Plantation, Florida 33324.

ARTICLE X - BY-LAWS

The power to adopt, alter, amend or repeal by-laws shall be vested in the Board of Directors and the shareholders.

ARTICLE XI - RESTRICTIONS ON TRANSFER OF STOCK

Shares of capital stock of this corporation shall be issued initially to the following persons and in the amount apposite his name:

PAT MONAGHAN	1000
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Shares held by the initial shareholders listed above may not be resold or otherwise transferred to other persons unless such shares are first offered to the remaining shareholders or to this corporation. The price and terms at which, and the time within which, such shares may be offered and sold shall be further specified by written agreement among all of the shareholders and this corporation.

ARTICLE XII - INITIAL CAPITAL

The amount of capital with which this corporation shall begin business is not less than (\$1,000.00) ONE THOUSAND DOLLARS.

ARTICLE XIII - MANAGEMENT OF CORPORATION BY SHAREHOLDERS

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

ARTICLE XIV - POWERS

This corporation shall have all of the corporate powers enumerated in the Florida General Corporation Act.

ARTICLE XV - DIRECTORS RESIDENCY AND COMPENSATION

Directors of this corporation must be residents of the State of Florida.

The shareholders of this corporation shall have the exclusive authority to fix the compensation of directors of this corporation.

ARTICLE XVI - INITIAL DIRECTORS

The name and street address of the member of the first Board of Directors is:

PAT MONAGHAN, 6010 N.W. 68TH Manor, Parkland, Florida 33067

ARTICLE XVII - REMOVAL OF DIRECTORS

The shareholders of this corporation shall be entitled to remove any director from office during his term.

ARTICLE XVIII - LIMITATION ON POWERS OF COMMITTEE

In addition to other limitations imposed by law, no committee of directors of this corporation shall have or exercise the power of the Board of Directors to authorize any merger or dissolution.

ARTICLE XIX - DIRECTOR QUORUM AND VOTING

All of the directors shall constitute a quorum for a meeting of directors.

If a quorum is present, the affirmative vote all of the directors present, or, if a director or directors have abstained from voting, shall be the act of the Board of Directors.

ARTICLE XX - MEETINGS BY CONFERENCE TELEPHONE

Members of the Board of Directors may participate in special meeting of the Board of Directors by means of conference telephone as provided by law, but regular meetings of the Board of Directors must be attended in fact in person by each director.

ARTICLE XXI - REDUCTION IN STATED CAPITAL

The stated capital of this corporation shall not be

reduced by action of the Board of Directors where such reduction is not accompanied by any action requiring or constituting an amendment of the articles of incorporation.

ARTICLE XXII - INDEMNIFICATION

This corporation shall indemnify any officer or director, or any former officer or director to the full extent permitted by law.

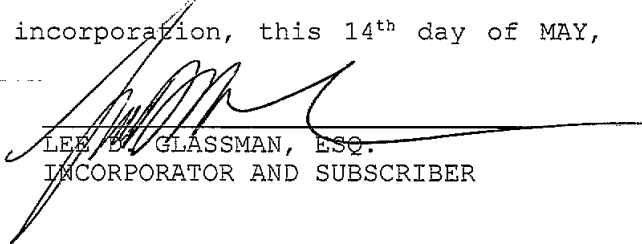
ARTICLE XXIII -SUB-CHAPTER "S" AND 1244 STOCK

It is the intention of the undersigned incorporator to consent to the election under Internal Revenue Code, Section 1372 (a) and to be treated as a "Small Business Corporation" and the Plan to issue 1244 Stock in connection therewith shall be set forth in the By-Laws of this corporation.

ARTICLE XXIV - AMENDMENT

This corporation serves the right to amend or repeal any provisions contained in these Articles of Incorporation, or any amendment hereto, an any right conferred upon the shareholders is subject to this reservation.

IN WITNESS WHEREOF, the undersigned subscribed has executed these articles of incorporation, this 14th day of MAY, 2001.

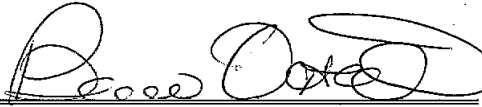

LEE D. GLASSMAN, ESQ.
INCORPORATOR AND SUBSCRIBER

STATE OF FLORIDA)
COUNTY OF BROWARD)

The foregoing instrument was acknowledged before me this 19TH day of July, 2001, by LEE D. GLASSMAN, Esquire who is known personally, who executed the foregoing Article of Incorporation and who acknowledged before me that he executed those Article of Incorporation and did take an oath.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, in the state and county aforesaid, this 19th day of July, 2001.




NAME: BERNICE OCASIO
NOTARY PUBLIC-STATE OF FLORIDA
MY COMMISSIONS EXPIRES:

STATE OF FLORIDA
DEPARTMENT OF STATE

FILED

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SECRETARY OF STATE
TALLAHASSEE FLORIDA

CERTIFICATE DESIGNATING PLACE OF BUSINESS OR
DOMICILE FOR THE SERVICE OF PROCESS WITHIN
THIS STATE NAMING OFFICERS UPON WHOM PROCESS
MAY BE SERVED AND NAMES AND ADDRESSES OF THE
OFFICERS AND DIRECTORS

The following is submitted, in compliance with Chapter
48.091 Florida Statutes: NEW HOMES SALES REALTY CORPORATION, a
corporation organized (or organizing) under the laws of the State
of Florida with its principal office at 6010 N.W. 68th Manor,
Parkland, Florida 33067 has named Lee D. Glassman, Esquire located
at 8000 Peters Road, Suite A-200, Plantation, Florida 33324 as its
agent to accept service of process within this state.

OFFICERS

<u>NAME</u>	<u>TITLE</u>	<u>SPECIFIC ADDRESS</u>
PAT MONAGHAN	President/Vice-President Treasurer/Secretary	6010 N.W. 68 th M a n o r , P a r k l a n d , Florida 33067

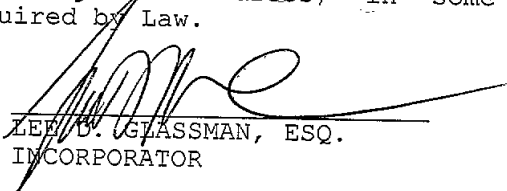
DIRECTORS

<u>NAME</u>	<u>SPECIFIC ADDRESS</u>
PAT MONAGHAN	SAME AS ABOVE

ACCEPTANCE:

I agree as Registered Agent to accept Service of Process to
keep office open during prescribed hours; to post my name (and any
other officers of said corporation authorized to accept service of
process at the above Florida designated address) in some
conspicuous place in office as required by Law.

Filing Fee: \$78.75


LEE D. GLASSMAN, ESQ.
INCORPORATOR