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## Florida Department of State

Division of Corporations

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Katherine Harris, Secretary of State

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## FLORIDA PROFIT CORPORATION OR P.A.

TOWNHOUSES ONLY REALTY, INC.

|                       |         |
|-----------------------|---------|
| Certificate of Status | 0       |
| Certified Copy        | 0       |
| Page Count            | 05      |
| Estimated Charge      | \$70.00 |



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**ARTICLES OF INCORPORATION  
OF  
TOWNHOUSES ONLY REALTY, INC.**

**ARTICLE 1 - NAME**

The name of this corporation is: Townhouses Only Realty, Inc..

**ARTICLE 2 - DURATION**

The duration of this corporation is perpetual.

**ARTICLE 3 - PURPOSE**

The corporation is created for the purpose of engaging in any activity or business permitted under the laws of the United States and of the State of Florida.

**ARTICLE 4 - PRINCIPAL OFFICE**

The address of the principal office of this corporation is 2311 NW 30th Street, Fort Lauderdale, Florida 33311.

**ARTICLE 5 - INCORPORATOR**

The name and street address of the incorporator of this corporation is:

Michelle M. Skoczek  
750 East Sample Road  
Suite 232  
Pompano Beach, FL 33064

**ARTICLE 6 - EFFECTIVE DATE**

These Articles of Incorporation shall be effective immediately upon approval of the Secretary of State, State of Florida.

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Law Office of Michelle M. Skoczek  
750 East Sample Road  
Building 3, Suite 232  
Pompano Beach, FL 33064  
(954) 784-2838  
Florida Bar No.: 028177

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#### ARTICLE 7 - CORPORATE CAPITALIZATION

The maximum number of share that this Corporation is authorized to have outstanding at any time is One Thousand (1,000) shares of common stock, each share having the par value of ONE DOLLAR (\$1.00).

#### ARTICLE 8 - POWERS OF CORPORATION

The Corporation shall have the powers enumerated in the Florida Business Corporation Act.

#### ARTICLE 9 - INITIAL BOARD OF DIRECTORS

This corporation shall have 1 director initially. The number of directors may be either increased or diminished by the Bylaws but will never be less than 1. The name and address of the initial director of the corporation is:

William E. Chisholm  
2311 NW 30th Street  
Fort Lauderdale, Florida 33311

#### ARTICLE 10 - INITIAL REGISTERED OFFICE AND AGENT

The initial address of registered office of this corporation and name of the initial registered agent of this corporation are:

Michelle M. Skoczek  
750 East Sample Road, Building 3, Suite 232  
Pompano Beach, Florida 33064.

#### ARTICLE 11 - BYLAWS

The Board of Directors of the Corporation shall have power, to make, alter, amend or repeal the Bylaws of the Corporation, without the assent or vote of the shareholders, unless the Bylaw specifically provides that such Bylaw is not subject to amendment or repeal by the directors. The affirmative vote of a number of Directors equal to a majority of the number who would constitute a full Board of Directors at the time of such action shall be necessary to take any action for the making, alteration, amendment or repeal of the Bylaws.

#### ARTICLE 12 - AMENDMENT

The Corporation reserves the right to amend, alter, change or repeal any provision contained in these Articles of Incorporation, or in any amendment hereto, or to add any provision to these Articles of Incorporation or to any amendment hereto, in any manner now or hereafter prescribed or permitted by the provisions of any

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applicable statute of the State of Florida. All rights conferred upon shareholders in these Articles of Incorporation or any amendment hereto are granted subject to this reservation.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, acknowledged and filed the foregoing Articles of Incorporation under the laws of the State of Florida, this 17<sup>th</sup> day of September, 2001.

  
\_\_\_\_\_  
Michelle M. Skoczek, Incorporator

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**CERTIFICATE OF DESIGNATION OF  
REGISTERED AGENT AND REGISTERED OFFICE**

Pursuant to the provisions of Section 607.0501 of the Florida Statutes, the undersigned corporation, organized under the laws of the State of Florida, submits the following statement in designating its registered agent and registered office in the State of Florida.

1. The name of the corporation is Townhouses Only Realty, Inc..
2. The name and address of the registered agent and office are:

Michelle M. Skoczek  
750 East Sample Road, Building 3, Suite 232  
Pompano Beach, Florida 33064.

  
Michelle M. Skoczek, Incorporator

Date: Sept. 17, 2001

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 the position of Registered Agent.

  
Michelle M. Skoczek

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