

Charter Number

PO100101554

Requestor's Name
Rutecki & Associates

Address
100 S.E. 2nd Street 9th Floor

City Miami, FL **State** FL **ZIP** 33131 **Phone** 5173

DATE ONLY

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-10/19/01--01009--003

*****78.75 *****78.75

CORPORATION(S) NAME

Property Management Associates, Inc.

☒ Profit
☐ NonProfit

☐ Amendment

☐ Merger

☐ Foreign

☐ Dissolution

☐ Mark

☐ Limited Partnership

☐ Annual Report

☐ Other

☐ Reinstatement

☐ Reservation

☐ Change of Registered Agent

☒ Certified Copy

☐ Photo Copies

☐ Certificate Under Seal

☐ Call When Ready

☐ Call If Problem

☐ After 4:30

☒ Walk In

☐ Will Wait

☒ Pick Up

☐ Mail Out

RECEIVED
 OCT 19 AM 9:17
 DIVISION OF CORPORATION

01 OCT 19 AM 11:13
 SECRETARY OF STATE
 TALLAHASSEE FLORIDA



Empire Toll Free: 1-800-432-3028

FILED

| | |
|----------------|--|
| Name | |
| Availability | |
| Document | |
| Examiner | |
| Updater | |
| Verifier | |
| Acknowledgment | |
| W.P. Verifier | |

cert.
 copy

ARTICLES OF INCORPORATION
of
PROPERTY MANAGEMENT ASSOCIATES, INC.

The undersigned incorporator, for the purpose of forming a corporation under the laws of the State of Florida, hereby adopts the following Articles of Incorporation.

ARTICLE I
CORPORATE NAME

The name of this corporation is: Property Management Associates, Inc.

ARTICLE II
CORPORATE AND MAILING ADDRESS

Property Management Associates, Inc.
18181 N.E. 31st Court, Suite 2410
Aventura, Florida 33131

ARTICLE II
NATURE OF BUSINESS

The nature of the business will be to own and manage real estate, and this is not limited to, doing all and everything necessary and proper for the successful operation of this corporation and for the protection and benefit of this corporation.

ARTICLE IV
CAPITAL STOCK

The maximum number of share this corporation is authorized to have outstanding at any one time is One Thousand (1000) share of common stock, all of the same class, having no par value. The maximum number of shares authorized may be changed by amendment to these Articles of Incorporation according to the amendment procedure as outlined below.

ARTICLE V
INITIAL CAPITAL

The amount of capital with which this corporation will begin business is One Hundred Dollars (\$100.00).

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TALLAHASSEE FLORIDA

**ARTICLE VI
TERMS OF EXISTENCE**

This corporation shall have perpetual existence commencing upon five (5) business days prior to the date of the filing of these Articles of Incorporation.

**ARTICLE VII
INITIAL REGISTERED AGENT AND OFFICE**

Heather A. Rutecki, Esq.
c/o Rutecki & Associates, P.A.
Bank of America Tower, 34th Floor
100 Southeast 2nd Street
Miami, FL 33131

The Board of Directors from time to time may move the Registered Agent of this corporation to any other office in the State of Florida or change the Registered Agent by filing the change with the secretary of the State of Florida.

**ARTICLE VIII
BOARD OF DIRECTORS**

This corporation shall have two (2) director's initially. The number of directors may be increased or diminished from time to time by the Bylaws of this corporation, but shall never be less than one.

**ARTICLE VIII
INITIAL DIRECTORS NAMES AND ADDRESSES**

Ronald J. Tencer - President, Treasurer
Kelly B. Pincus - Vice President, Secretary

The initial directors shall hold office for the first year of existence of this corporation or until their successors are elected or appointed.

**ARTICLE X
INCORPORATOR**

The name and address of the person signing these Articles of Incorporation as the Incorporator is:

Ronald J. Tencer
18181 N.E. 31st Court, Suite 2410
Aventura, Florida 33131

**ARTICLE XI
AMENDMENTS**

These Articles of Incorporation may be amended in the manner provided 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 at least a majority of the stock entitled to vote, unless all of the directors and all of the stockholders sign a written statement manifesting their intention that a certain amendment to these Articles of Incorporation be made without the formalities of meeting by the Board of Directors and stockholders.

**ARTICLE XII
MANAGEMENT**

All corporate powers shall be exercised by, and the business and affairs of this corporation shall be managed by, the Board of Directors of this corporation.

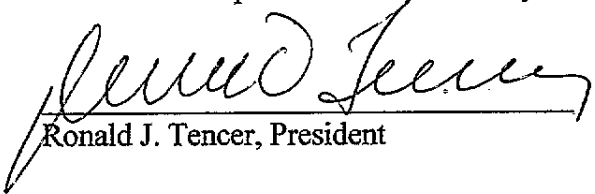
**ARTICLE XIII
VOTING FOR DIRECTORS**

The stockholders vote for the Directors and be entitled to as many votes as shall equal the number of shares of stock held.

**ARTICLE XIV
REMOVAL OF DIRECTORS**

Any Director of this corporation may be removed at any annual or special meeting of the stockholders by the same vote as that required to elect a Director.

IN WITNESS WHEREOF, the undersigned, as Incorporator has executed the foregoing Article of Incorporation on this 16th day of October, 2001.



Ronald J. Tencer, President

STATE OF FLORIDA
COUNTY OF MIAMI-DADE:

BEFORE ME, the undersigned authority, personally appeared Ronald J. Tencer, known to me to be the person of Incorporation and acknowledged before me that she subscribed to these Article of Incorporation on this 16th day of October, 2001.

Notary Public, State of Florida
My Commission Expires:

Personally Known ☐ Produced Identification ☐
Type of Identification Produced: _____

**CERTIFICATE DESIGNATING PLACE OF BUSINESS
OR DOMICILE FOR THE SERVICE OF PROCESS WITHING THIS
STATE, NAMING AGENT UPON WHOM PROCESS MAY BE SERVED**

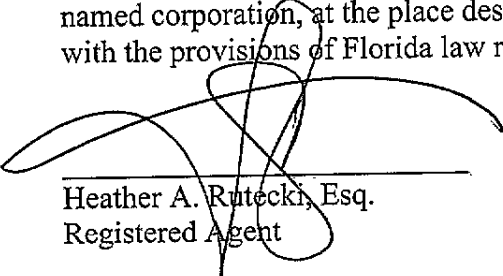
In compliance with §§ 48.091, 607.0501, and 607.0202(1)(g) Florida Statutes (1991), the following is submitted:

That Property Management Associates, Inc., desiring to organize under the laws of the State of Florida, with its corporate mailing address, as indicated in the Articles of Incorporation at City of Miami, County of Miami-Dade State of Florida has named as its Registered Agent to accept service of process in the State of Florida:

Heather A. Rutecki, Esq.
c/o Rutecki & Associates, P.A.
Bank of America Tower, 34th Floor
100 Southeast 2nd Street
Miami, FL 33131

ACKNOWLEDGMENT

Having been named as Registered Agent and to accept service of process for the above named corporation, at the place designated in this Certificate, the undersigned agrees to comply with the provisions of Florida law relative to keeping the designated office open.



Heather A. Rutecki, Esq.
Registered Agent

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SECRETARY OF STATE
TALLAHASSEE FLORIDA