

P02000019386

Florida Department of State
Division of Corporations
Public Access System
Katherine Harris, Secretary of State

Electronic Filing Cover Sheet

Note: Please print this page and use it as a cover sheet. Type the fax audit number (shown below) on the top and bottom of all pages of the document.

(((H02000039400 5)))

Note: DO NOT hit the REFRESH/RELOAD button on your browser from this page. Doing so will generate another cover sheet.

To: Division of Corporations
Fax Number : (850)205-0381

From: Account Name : DIANE M. MCGUIRE
Account Number : I19990000129
Phone : (305)453-0707
Fax Number : (305)453-0703

FLORIDA PROFIT CORPORATION OR P.A.

Keys Country Realty and Development, Inc.

Certificate of Status	0
Certified Copy	0
Page Count	04
Estimated Charge	\$70.00

FILED
02 FEB 20 PM 3:40
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

Electronic Filing Menu

Corporate Filing

Public Access Help

BM 2/20

Fax Audit Number: H02000039400 5
Articles - Keys Country Realty and Development, Inc.
Page 1 of 3

02 FEB 20 PM 3:40
FILED
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

ARTICLES OF INCORPORATION

OF

KEYS COUNTRY REALTY AND DEVELOPMENT, INC. A Florida Profit Corporation

(Pursuant to Chapter 607 and 621, Florida Statutes)

The undersigned person has signed this document for the purpose of forming a corporation under the laws of Florida and adopts the following Articles of Incorporation.

1. **Name.** The name of this corporation is **Keys Country Realty and Development, Inc.** The period of duration shall be perpetual.

2. **Purpose and Powers.** This corporation is organized for the transaction of any and all lawful business for which corporations may be incorporated under the laws of the State of Florida, as they may be amended from time to time. No other purpose limits this general purpose in any way.

This corporation shall have the broad general powers set forth in s. 607.0302, Florida Statutes, and the purpose for which this corporation is organized is:

Any and all Legal Business

3. **Authorized Capital.** The corporation shall have the authority to issue 1000 shares of common stock. All shares shall be voting shares.

4. **Principal Place of Business and Mailing Address.** The principal place of business of the corporation shall be: 99549 Overseas Highway, Port Largo Plaza #1, Key Largo, FL 33037. The mailing address shall be: P.O. Box 165, Key Largo, FL 33037.

5. **Board of Directors.** The number of directors of the corporation shall be fixed and may be altered from time to time as may be provided in the bylaws but in any event shall consist of no fewer than one member. In case of any increase in the number of directors, the additional directors may be elected by the directors or by the shareholders at an annual or special meeting, as shall be provided in the bylaws.

The initial Board of Directors shall consist of two people, who shall serve until the first annual meeting of the shareholders, and whose names and address is:

Fax Audit Number: H02000039400 5

Fax Audit Number: H02000039400 5
Articles - Keys Country Realty and Development, Inc.
Page 2 of 3

Ralph Berard
P.O. 169
Key Largo, FL 33037;

Lowell T. Donofrio, Jr.
750 Largo Rd.
Key Largo, FL 33037;

6. Registered Agent.

The name and Florida street address of the Registered Agent of the Corporation is:

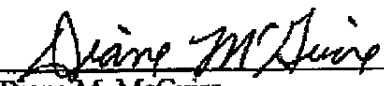
Lowell T. Donofrio
16 Marlin Ave.
Key Largo, FL 33037

7. Incorporator. The name and address of the incorporator is:

Diane M. McGuire
99551 Overseas Highway, Suite 200
Key Largo, FL 33037

IN WITNESS WHEREOF, the following incorporator has signed these Articles of Incorporation, intending that they be effective as of February 20, 2002.

Date: February 18, 2002


Diane M. McGuire

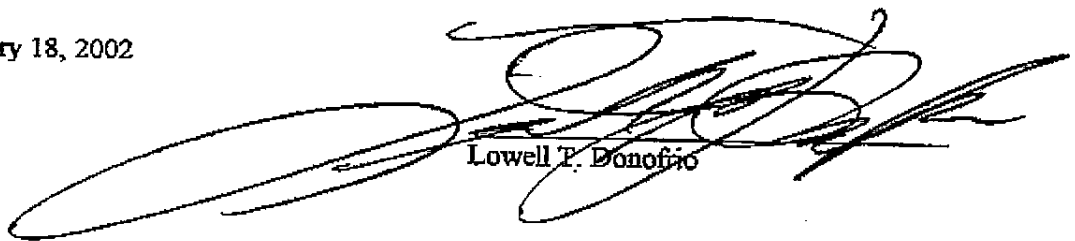
Fax Audit Number: H02000039400 5

Fax Audit Number: H02000039400 5
Articles - Keys Country Realty and Development, Inc.
Page 3 of 3

ACCEPTANCE BY REGISTERED AGENT

Having been named as registered agent to accept service of process for the above stated corporation at the place designated in this certificate, I am familiar with and accept the appointment as registered agent and agree to act in this capacity.

DATE: February 18, 2002



Lowell P. Donofrio

FILED
02 FEB 20 PM 3:40
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

Fax Audit Number: H02000039400 5