

P02000090650

TRANSMITTAL LETTER

EFFECTIVE DATE

8-15-02

FILED

02 AUG 19 AM 10:44

SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

Department of State  
Division of Corporations  
P. O. Box 6327  
Tallahassee, FL 32314

G00007190746  
-08/19/02--01021--019  
\*\*\*\*\*87.50 \*\*\*\*\*87.50

SUBJECT: PHILLIPS & ASSOCIATES REAL ESTATE, INC.

(PROPOSED CORPORATE NAME - MUST INCLUDE SUFFIX)

Enclosed are an original and one (1) copy of the articles of incorporation and a check for:

☐ \$70.00  
Filing Fee

☐ \$78.75  
Filing Fee  
& Certificate of Status

☐ \$78.75  
Filing Fee  
& Certified Copy

☒ \$87.50  
Filing Fee,  
Certified Copy  
& Certificate of  
Status

ADDITIONAL COPY REQUIRED

FROM: Ronald Phillips

Name (Printed or typed)

735 Almond Street, Suite B

Address

Clermont, FL 34711

City, State & Zip

352/243-5150

Daytime Telephone number

NOTE: Please provide the original and one copy of the articles.

08/21 ✓

ARTICLES OF INCORPORATION  
OF  
PHILLIPS & ASSOCIATES REAL ESTATE, INC.

RECEIVED DATE  
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SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

The undersigned incorporator to these Articles of Incorporation, each a natural person competent to contract, hereby associate themselves together to form a corporation for profit pursuant to the Florida General Corporation Act, as particularly set forth in Chapter 607 of the Florida Statutes.

ARTICLE I – NAME

The name of the corporation is PHILLIPS & ASSOCIATES REAL ESTATE, INC.

ARTICLE II – NATURE OF BUSINESS

This corporation is organized for the purpose of providing real estate services, and transacting any or all lawful business, including but not limited to:

- (a) To acquire by purchase, lease or otherwise, lands and interest in lands, and to own, hold, improve, develop and manage any real estate so acquired, and to erect, or cause to be erected, on any lands owned, held or occupied by the corporation buildings or other structures, public or private, with their appurtenances and to manage, operate, lease, rent, rebuild, enlarge, alter or improve any buildings or other structures, now or hereafter erected on any lands so owned, held or occupied and to encumber or dispose of any lands or interests in lands and any buildings or other structures, at any time owned or held by the corporation. To buy, sell, mortgage, exchange, lease, hold for investment or otherwise, use and operate real estate of all kinds, improved or unimproved, and any right or interest therein.
- (b) To acquire by purchase, lease, manufacture, or otherwise, any personal property deemed necessary or useful in the equipment, furnishing or improvement, development or management of any property, real or personal, at any time owned, held or occupies by the corporation, and to invest, trade or deal in any personal property deemed beneficial to the corporation and to lease, rent, encumber or dispose of any personal property at any time owned or held by the corporation.
- (c) To contract debts and borrow money, issue and sell or pledge bonds, debentures, notes or other evidences of indebtedness and to execute such mortgages, transfers or corporate property, or other instruments to secure the payment of corporate indebtedness as required.

- (d) To purchase the corporate assets of any other corporation and engage in the same or other character of business.
- (e) To guarantee, endorse, purchase, hold, sell, transfer, mortgage, pledge or otherwise acquire or dispose of the shares of the capital stock, or any bonds, securities, or other evidences of indebtedness created by another corporation of the State of Florida or any other state or government and while owner of such stock, to exercise all the rights, powers and privileges of ownership, including the right to vote such stock.
- (f) To enter into, make, perform and carry out contracts and agreements of every kind, for any lawful purpose, without limit as to amount, with any person, firm, association or corporation; and to transact any further and other business necessarily connected with the purposes of this corporation or calculated to facilitate the same.
- (g) To carry on any or all of its operations and businesses and to promote its objects within the State of Florida or elsewhere, without restriction as to place or amount; and to have, use, exercise and enjoy all of the general powers of like corporations.
- (h) To engage in any and all lawful businesses, trades, occupations and professions.
- (i) To do any or all of the things herein set forth to the same extent as natural persons might or could do and in any part of the world as principals, agents, contractors or otherwise, alone, or in company with others and to do and perform all other things and acts as may be necessary, profitable or expedient in carrying on any of the business or acts named above.

The intention is that none of the objects and powers as hereinabove set forth, except where otherwise specified in this Article, shall be in any wise limited or restricted by reference to or inference from the terms of any other objects, powers or clauses of this Article or any other Articles; but that the objects and powers specified in each of the clauses in this Article shall be regarded as independent objects and powers.

### ARTICLE III – CAPITAL STOCK

The maximum number of shares of stock that this corporation is authorized to have outstanding at any time is 100 shares of common stock, each having the par value of \$1.00.

Authorized capital 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 IV – TERM OF EXISTENCE

This corporation shall have perpetual existence.

#### ARTICLE V – ADDRESS

The initial street address of the principal office of this corporation is to be at 735 Almond Street, Suite B, Clermont, FL 34711. The Board of Directors may from time to time designate such other address and place for the principal office of this corporation as it may see fit.

#### ARTICLE VI – DIRECTORS

The business and the affairs of this corporation shall be managed by a Board of Directors, which shall be elected by the Shareholders and serve as provided in the By-Laws. The number of the members of the Board of Directors may either be increased or decreased from time to time by the By-Laws, but shall never be less than one (1). The corporation shall have one (1) director initially.

#### ARTICLE VII – INITIAL DIRECTORS

The names and street addresses of the first Board of Directors who shall hold their office until their successors are elected and have qualified, are as follows:

<u>Name</u>	<u>Address</u>
Ronald L. Phillips	2255 Fenton Avenue Clermont, FL 34711

#### ARTICLE VIII – INCORPORATOR

The name and street address of the incorporator of these Articles of Incorporation shall be as follows:

Ronald L. Phillips, Broker  
735 Almond Street, Suite B  
Clermont, FL 34711

#### ARTICLE IX – INITIAL REGISTERED OFFICE AND AGENT

The street address of the initial registered office of this corporation is 735 Almond Street, Suite B, Clermont, FL 34711 and the name of the initial registered agent of this corporation is Ronald L. Phillips, Broker.

#### ARTICLE X – EFFECTIVE DATE

These Articles of Incorporation shall be effective and the corporation's existence shall begin when these Articles of Incorporation are acknowledged.

#### ARTICLES XI – 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 XII – BY-LAWS

The power to adopt, alter, amend or repeal By-Laws shall be vested in the Board of Directors and the Shareholders.

#### ARTICLE XIII – INDEMNIFICATION

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

#### ARTICLE XIV – PRE-EMPTIVE RIGHTS

Every Shareholder, upon the sale for cash of any new stock of this corporation of the same kind, class or series as that which he already holds shall have the right to purchase his prorata share thereof (as nearly as may be done without issuance of fractional shares) at the price at which it is offered to others.

#### ARTICLE XV – AMENDMENT

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 Shareholders and approved at a Shareholders' meeting by a majority of the stock entitled to vote thereon, unless all the Directors and all the Shareholders sign a written statement manifesting their intention that a certain amendment of these Articles of Incorporation be made.

#### ARTICLE XVI – SHAREHOLDERS' AGREEMENTS

The Shareholders may restrict the discretion of the Board of Directors in its management of the business of the corporation, or to otherwise place the provisions permitting restriction on the discretion of the Board of Directors in the management of the business of the corporation by the Shareholders by way of a Shareholder Agreement executed by all of the Shareholders. The Shareholders' Agreement is to be kept on file with the records of the corporation for examination by the Shareholders.

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 15 day of August, 2002.

Ronald L. Phillips  
Ronald L. Phillips, Broker  
Incorporator

STATE OF FLORIDA

COUNTY OF LAKE

I HEREBY CERTIFY that on this day, before me, a Notary Public, duly authorized to take acknowledgements in the State and County aforesaid, personally appeared Ronald L. Phillips, Broker to me known to be the person described as the Incorporator herein and who executed the foregoing Articles of Incorporation and acknowledged before me that he subscribed to those Articles of Incorporation.

WITNESS my hand and official seal in the County and State aforesaid this 15 day of August, 2002.



Sara K Dixon  
My Commission DD121725  
Expires May 30, 2008

Sara K Dixon  
Notary Public – State of Florida at Large

My Commission Expires: 5-30-08

ACCEPTANCE OF DESIGNATION AS REGISTERED AGENT

Having been named to accept service of process for this corporation, at the place designated in the certificate, I hereby accept the appointment and agree to act in this capacity and to comply with the provisions of Chapter 48.091, Florida Statutes, relative to keeping open said office.

Ronald L. Phillips  
Ronald L. Phillips, Broker  
Registered Agent

FILED  
02 AUG 19 AM 10:45  
CLERK OF STATE  
TALLAHASSEE, FLORIDA