

P83000107089

(Requestor's Name)

(Address)

(Address)

(City/State/Zip/Phone #)

☐

PICK-UP

☐

WAIT

☐

MAIL

(Business Entity Name)

(Document Number)

Certified Copies \_\_\_\_\_ Certificates of Status \_\_\_\_\_

Special Instructions to Filing Officer:

Office Use Only



200023266822

09/25/03--01031--012 \*\*78.75

FILED  
CLERK OF STATE  
DIVISION OF CORPORATIONS  
03 SEP 25 PM 12:39

9-30-03

77 Almeria Street  
Post Office Box 4050  
St. Augustine, Florida 32085-4050

**Charles E. Hall, PhD**  
Enrolled to Practice Before the Internal Revenue Service  
Former IRS Revenue Officer

Phone 904-829-6533  
Fax 904-829-9470  
Toll-Free 888-242-7528

September 19, 2003

Secretary of State  
Division of Corporations  
Post office Box 6327  
Tallahassee, Florida 32314

Re: ETTLINGER PROPERTY MANAGEMENT CO, INC.

Dear Sir or Madam:

Please find enclosed herewith an original and one copy of the Articles of Incorporation of the above-named corporation. Please file these Articles at your earliest date and furnish me with an acknowledgement of its filings via a certified copy to be mailed to our offices.

You will note that Article V of the Articles of Incorporation sets out the name and address of the Registered Agent of the Corporation.

Enclosed is my trust fund check payable to the Secretary of State – Division of Corporations in the amount of \$ 78.75 which is in payment of the charges for your filing fee, corporate charter, including a certified copy of the charter document, and registration of registered agent.

Should you have any questions regarding this document, please feel free to contact me at any time.

Thanking you in advance for your courtesy and prompt recording of this Corporation, I remain,

Sincerely,



Charles E. Hall, PhD  
Enrolled Agent  
Certified Tax Professional

FILED  
SECRETARY OF STATE  
DIVISION OF CORPORATIONS  
03 SEP 25 PM 12:39

**ARTICLES OF INCORPORATION  
OF  
ETTLINGER PROPERTY MANAGEMENT CO, INC.**

The undersigned, for the purposes of forming a corporation under the Florida General Corporation Act, do hereby adopt the following Articles of Incorporation.

**ARTICLE I NAME AND ADDRESS:**

The name of the corporation is ETTINGER PROPERTY MANAGEMENT CO, INC. and its address is 2110 Dobbs Road , St. Augustine, Florida 32086.

**ARTICLE II DURATION:**

This Corporation shall have perpetual existence commencing on the date of execution and acknowledgement of these Articles.

**ARTICLE III PURPOSE:**

The general purposes for which the Corporation is organized are the following:

- A. To engage in and transact business and for which corporations may be incorporated under the Florida General Corporation Act
- B. To do such other things as are incidental to the purposes of the Corporation or necessary or desirable for the purposes of transacting any and all lawful business.

**ARTICLE IV CAPITAL STOCK:**

The aggregate number of shares which the corporation is authorized to issue is 100,000 shares of common stock. Such shares shall be of a single class and shall have a par value of \$1.00 per share. Said stock shall be classed as Section 1244 stock pursuant to the Internal Revenue Code of 1986, as amended.

**ARTICLE V INITIAL REGISTERED OFFICE AND AGENT:**

The street address of the initial registered office of the Corporation is 77 Almeria Street, St. Augustine, Florida 32084 with a mailing address of Post Office Box 4050, St. Augustine, Florida 32085-4050, and the name of its initial registered agent at that address is Charles E. Hall.

## **ARTICLE VI INITIAL BOARD OF DIRECTORS:**

The number of Directors constituting the initial Board of Directors is one (1). The number of Directors may be increased or decreased from time to time in accordance with the By-Laws but shall never be less than one. The name and address of each initial Director of the Corporation is as follows:

Steven N. Ettlinger  
1456 County Road 13 South  
St. Augustine, Florida 32092

## **ARTICLE VII INCORPORATORS:**

The name and address of each Incorporator is as follows:

Steven N. Ettlinger  
1456 County Road 13 South  
St. Augustine, Florida 32092

## **ARTICLE VIII BY-LAW AMENDMENT:**

The Corporation reserves the power to adopt, alter, amend, or appeal the By-Laws of the Corporation. This right shall be vested in the Board of Directors and the Shareholders.

## **ARTICLE IX INDEMNIFICATION:**

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

## **ARTICLE X INFORMAL ACTION OF DIRECTORS:**

If all directors severally or collectively consent in writing to action taken or to be taken by the Corporation, and the writings evidencing their consent are filed with the Secretary of the Corporation, the action shall be valid as though it had been authorized at a meeting of the Board of Directors.

## **ARTICLE XI AMENDMENT OF ARTICLES:**

This Corporation reserves the right to amend or appeal any provisions contained in these Articles of Incorporation or any amendment hereto, and any right conferred upon the Directors of this Corporation.

## **ARTICLE XII PRE-EMPTIVE RIGHTS:**

Each shareholder of this corporation shall have the first right to purchase shares ( and securities convertible into shares ) of any class, kind or series of stock in this Corporation that may from time to time be issued ( whether or not presently authorized ), including shares from the Treasury of this Corporation, in the ration that the number of shares he holds at the time of issue bears to the total number of shares outstanding, exclusive of Treasury shares. This right shall be deemed waived by any shareholder who does not exercise it and pay for the share pre-empted within thirty (30) days of receipt of a notice in writing from the Corporation, stating the prices, terms and conditions of the issue of shares, and inviting him to exercise his pre-emptive right. This right may also be waived by affirmative written waiver submitted by the shareholder to the Corporation within (30) days of receipt of notice from the Corporation.

## **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 OFFICERS:**

The officers of the Corporation shall be a President, one (1) or more Vice-Presidents, a Secretary and a Treasurer. The number of Vice-Presidents may be fixed and determined by the shareholders from time to time. Until the first meeting of the shareholders or until the successors are elected and have qualified, the following shall be the Officers of the Corporation.

Steven N. Ettlinger  
1456 County Road 13 South  
St. Augustine, Florida 32092

President, Vice-President  
Secretary, Treasurer

IN WITNESS WHEREOF, the undersigned incorporator has executed these Articles of Incorporation this the 19th day of September, 2003.



Steven N. Ettlinger

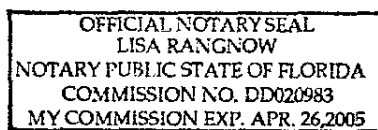
**STATE OF FLORIDA**

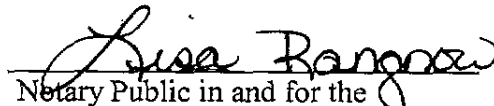
**SS:**

**COUNTY OF ST JOHNS**

Before me, the undersigned authority, personally appeared Steven N. Ettlinger, to me known to be the person who executed the foregoing Articles of Incorporation, and he acknowledged to and before me that he executed such instrument.

**WITNESS** my hand and seal this the 19th day of September, 2003.



  
Notary Public in and for the  
State of Florida, at Large

FILED  
SECRETARY OF STATE  
DIVISION OF CORPORATIONS  
03 SEP 25 PM 12:39

**CERTIFICATE OF DESIGNATION  
OF  
REGISTERED AGENT / REGISTERED OFFICE**

Pursuant to the provision of Section 607.0501 or 617.0501, Florida Statutes, the undersigned Corporation, organized under the Laws of the State of Florida, submits the following statement in designation of the Registered Office and Registered Agent in the State of Florida.

1. The name of the Corporation is:

**ETTLINGER PROPERTY MANAGEMENT CO, INC.**

2. The name and address of the Registered Agent and Office is:

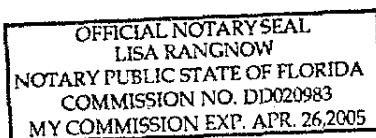
**Charles E. Hall  
77 Almeria Street, Post Office Box 4050  
St. Augustine, Florida 32084**

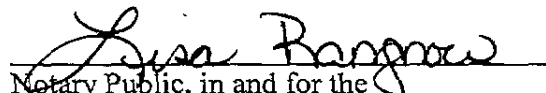
Having been named as Registered Agent and to accept service of process for the above stated Corporation at the place designated in this certificate, the individual herein identified hereby accepts the appointment as Registered Agent and agrees to act in this capacity. The individual further agrees to comply with the provisions of all statutes relating to the proper and complete performance of its duties, and is familiar with and will accept the obligations of its position as Registered Agent.



Charles E. Hall  
Registered Agent

SWORN TO BEFORE ME and subscribed in my presence this the 19th day of September, 2003



  
Notary Public, in and for the  
State of Florida, At Large