

P03000112363

(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



400023105694

09/18/03--01046--001 \*\*70.00

03 OCT 10 PM 3:07

FILED  
SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

**PAVESE, HAVERFIELD, DALTON, HARRISON & JENSEN, L.L.P.**

A FLORIDA LIMITED LIABILITY PARTNERSHIP  
ATTORNEYS AND COUNSELORS AT LAW  
<http://paveselaw.com>

**RALPH ELVER**

Florida Bar Number 215848  
Oklahoma Bar Number 002714  
e-mail: [ralphelver@paveselaw.com](mailto:ralphelver@paveselaw.com)

P.O. DRAWER 2280  
461 SOUTH MAIN STREET  
LABELLE, FLORIDA 33975

(863) 675-5800  
(863) 983-6676  
FAX (863) 675-4998

September 16, 2003

SECRETARY OF STATE  
DIVISION OF CORPORATIONS  
GEORGE FIRESTONE BUILDING  
409 EAST GAINES STREET  
TALLAHASSEE FL 32399

Re: South Florida Real Estate Company, Inc.  
Our file #71691.001

Gentlemen:

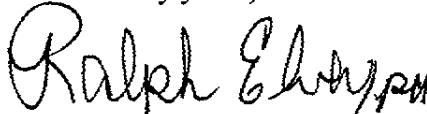
Enclosed you will find an original and one copy of the Articles of Incorporation of the above referenced corporation. Please file the original, indicate the filing date on the copy, and return the copy to me.

Also enclosed is our check in the amount of \$70.00 covering the fees and charges for the items listed below, as indicated:

- A. Articles of Incorporation filing fee (\$35.00).
- B. Registered Agent Designation Filing Fee (\$35.00).

If the corporation name requested is not available, please call us immediately. Thank you for your cooperation.

Sincerely yours,



Ralph Elver

RE:pd

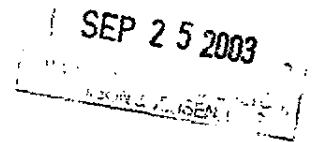
Enclosures



FLORIDA DEPARTMENT OF STATE

Glenda E. Hood  
Secretary of State

September 22, 2003



PAVESE HAVERFIELD DALTON HARRISON  
P.O. DRAWER 2280  
461 SOUTH MAIN STREET  
LABELLE, FL 33975

SUBJECT: SOUTH FLORIDA REAL ESTATE COMPANY, INC.  
Ref. Number: W03000027103

We have received your document for SOUTH FLORIDA REAL ESTATE COMPANY, INC.. However, the document has not been filed and is being returned for the following:

The name designated in your document is unavailable since it is the same as, or it is not distinguishable from the name of an existing entity.

Please select a new name and make the correction in all appropriate places. One or more major words may be added to make the name distinguishable from the one presently on file.

**Adding "of Florida" or "Florida" to the end of a name is not acceptable.**

The document number of the name conflict is L02000022437.

Please return the original and one copy of your document, along with a copy of this letter, within 60 days or your filing will be considered abandoned.

If you have any questions concerning the filing of your document, please call (850) 245-6934.

Loria Poole  
Document Specialist  
New Filings Section

Letter Number: 803A00052201

**PAVESE, HAVERFIELD, DALTON, HARRISON & JENSEN, L.L.P.**

A FLORIDA LIMITED LIABILITY PARTNERSHIP  
ATTORNEYS AND COUNSELORS AT LAW  
<http://paveselaw.com>

**RALPH ELVER**  
Florida Bar Number 215848  
Oklahoma Bar Number 002714  
e-mail: [ralphelver@paveselaw.com](mailto:ralphelver@paveselaw.com)

P.O. DRAWER 2280  
461 SOUTH MAIN STREET  
LABELLE, FLORIDA 33975

(863) 675-5800  
(863) 983-6676  
FAX (863) 675-4998

October 1, 2003

SECRETARY OF STATE  
DIVISIONS OF CORPORATIONS  
PO BOX 6327  
TALLAHASSEE FL 32314

Re: Home & Farm Real Estate, Inc.  
Our File #71691.001

Gentlemen:

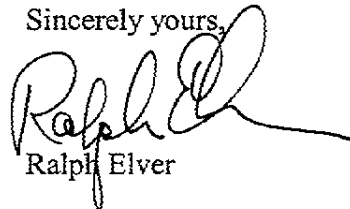
In connection with the above referenced matter and your letter of September 22, 2003, a copy enclosed herein, I am submitting the following:

1. An original and one copy of Articles of Incorporation for Home & Farm Real Estate, Inc.
2. An original and one copy of Registered Agent Designation.

The filing fees regarding this incorporation were mailed along with the return documents because of name unavailability.

With kindest regards, I am

Sincerely yours,

  
Ralph Elver

RE:pd

Encls.

RECEIVED  
03 OCT - 6 PM 14:00  
SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

ARTICLES OF INCORPORATION  
OF  
HOME & RANCH REAL ESTATE, INC.

FILED  
SECRETARY OF STATE  
TALLAHASSEE, FLORIDA  
03 OCT 10 PM 3:07

ARTICLE I. NAME AND PRINCIPLE ADDRESS

The name of this corporation shall be HOME & RANCH REAL ESTATE, INC. and the principle address shall be 1913 Mercer Avenue, Lehigh Acres, Florida 33972.

ARTICLE II. COMMENCEMENT & DURATION

The commencement of this corporation's existence shall be at the time of the filing of these Articles of Incorporation by the Secretary of State. This corporation's duration shall be perpetual.

ARTICLE III. PURPOSES, POWERS, & RIGHTS

This corporation is being organized for the purpose of engaging in any lawful act or activity for which corporations may be organized under the laws of the State of Florida.

In furtherance of its corporate purposes, this corporation shall have all of the general and specific powers and rights granted to and conferred on a corporation by laws of the State of Florida.

ARTICLE IV. CAPITAL STOCK

- A. This corporation shall have the authority to issue 1000 shares of \$1.00 par value common capital stock.
- B. The designations, voting powers, references and relative, participating, optional or other special rights, and qualifications, limitations or restrictions of the above stock are as follows:
  - 1. The holders of the common stock are entitled to receive, to the extent permitted by law, such dividends as may be declared from time to time by the Board of Directors.
  - 2. In the event of the voluntary or involuntary liquidation, dissolution, distribution of assets or winding up of the

corporation, after distribution in full of the preferential amounts, if any, to be distributed to the creditors and holders of shares of preferred stock, if any such stock shall be authorized herein and issued, the holders of common stock shall be entitled to receive all of the remaining assets of the corporation of whatever kind available for distribution to shareholders ratably in proportion to the number of shares of common stock held by them respectively. The Board of Directors may distribute in kind to the holders of common stock such remaining assets of the corporation or may sell, transfer or otherwise dispose of all or any part of such remaining assets to any other corporation, trust or other entity and receive payment therefor in cash, stock or obligations of such other corporation, trust or other entity, or any combination thereof, and may sell all or any part of the consideration so received and distribute any balance thereof in kind to holders of common stock. The merger or consolidation of the corporation into or with any other corporation, or the merger of any other corporation into it, or any purchase or redemption of shares of stock of the corporation of any class, shall not be deemed to be a dissolution, liquidation nor winding up of the corporation for the purposes of this paragraph.

3. Any person, upon becoming the owner or holder of any shares of the common stock or other securities having voting rights issued by this corporation ("shareholder"), does thereby consent and agree that all rights, powers, privileges, obligations or restrictions pertaining to such person or such securities in any way be altered, amended, restricted, enlarged, or repealed by legislative enactments of the State of Florida, or of the United States hereinafter adopted which have reference to or affect corporations, such securities, or such persons if any; and that the corporation reserves the right to transact any business of the corporation, to alter, amend or repeal these Articles of Incorporation, or to do any other acts or things as authorized, permitted or allowed by such legislative enactments.

#### ARTICLE V. PREEMPTIVE RIGHTS

Every shareholder, upon the sale for cash by this corporation of any shares of new capital stock of the same kind, class, or series, as that which the shareholder already holds, shall have the preemptive right to purchase a pro rata share thereof (as

nearly as may be done without the issuance of fractional shares) at the price at which such shares are offered to others.

#### ARTICLE VI. TRANSFER RESTRICTIONS

No shareholder shall have the right to sell, assign, pledge, encumber, transfer, or otherwise dispose of any shares of the capital stock of this corporation, without first offering such shares for sale to this corporation at the net asset value thereof. Such offer shall be in writing, signed by the shareholder, sent by registered or certified mail to this corporation at its registered office address, and open for acceptance by this corporation for a period of fifteen days from the date of mailing. If this corporation fails or refuses, within such period, to make satisfactory arrangements for the purchase of such shares, the shareholder shall have the right to dispose of such shares without any further restrictions.

On the death of any shareholder, this corporation shall have the right to purchase any shares of the capital stock of this corporation owned by the shareholder immediately prior to the shareholder's death, on the terms set forth above, and this provision shall be binding upon the personal representative of the shareholder.

Each stock certificate issued by this corporation shall carry the following legends:

"These Shares Are Held Subject To Certain Transfer Restrictions Imposed By This Corporation's Articles of Incorporation, A Copy Of Which Is On File At This Corporation's Principal Office."

and:

"The Shares Represented By This Certificate Have Been Issued In Reliance Upon Exemptions From the Registrations Provisions Of Federal And State Securities Laws (United States Securities Act of 1933 And The Florida Securities Act). Therefore, The Transferability of This Certificate is Restricted Until It Is Determined By The Corporation That Any Proposed Transfer Will Not Adversely Affect The Exemptions Relied Upon."

## ARTICLE VII. BOARD OF DIRECTORS

The number of directors on this corporation's Initial Board of Directors shall be \*5. The number of directors may be increased or decreased from time to time, as provided in this corporation's bylaws, but shall never be less than one.

- A. All corporate powers shall be exercised by or under the authority of, and the business and affairs of the corporation shall be managed under the direction of, the Board of Directors, except as otherwise herein provided or reserved to the holders of common stock. In furtherance and not in limitation of the general and specific powers and rights granted and conferred by the applicable provisions of the laws of Florida, the Board of Directors is expressly authorized:
1. To make, alter or repeal the Bylaws of the corporation.
  2. To set apart out of any of the funds of the corporation available for dividends a reserve or reserves for any proper purpose and to abolish any reserve in the manner in which it was created.
  3. By a majority of the whole board, to designate one or more committees, each committee to consist of one or more of the directors of the corporation. The board may designate one or more directors as alternate members of any committee, who may replace any absent or disqualified member at any meeting of the committee. The Bylaws may provide that in the absence or disqualification of a member of a meeting and not disqualified from voting, whether or not he or they constitute a quorum, may unanimously appoint another member of the Board of Directors to act at the meeting in the place of any such absent or disqualified member. Any such committee, to the extent provided in the resolution of the Board of Directors, or in the Bylaws of the corporation, shall have and may exercise all the powers and authority of the Board of Directors in the management of the business and affairs of the corporation to the extent permitted by the applicable laws of Florida, and may authorize the seal of the corporation to be affixed to all papers which may require it; but no such committee shall have the powers or authority in reference to amending the Articles of Incorporation, adopting an agreement of merger or consolidation, recommending to the shareholders the sale, lease or exchange of all or substantially all of the corporation's property and assets, recommending to the shareholders a dissolution of the corporation or a revocation of a dissolution, or



amending the Bylaws of the corporation; and, unless the resolution of Bylaws expressly so provide, no such committee shall have the power or authority to declare a dividend or to authorize the issuance of stock.

4. When and as authorized by the shareholders in accordance with statute, to sell, lease or exchange all or substantially all of the property and assets of the corporation, including its goodwill and its corporate franchises, upon such terms and conditions and for such consideration, which may consist in whole or in part of money or property including shares of stock in, and/or other securities of, any other corporation or corporations, as the Board of Directors shall deem expedient and for the best interests of the corporation.

- B. 1. As indicated above, the number of members of the Board of Directors may be increased from time to time, as provided in this corporation's bylaws, but (subject to vacancies) in no event may there be less than one director. Each director shall serve until the next annual meeting of shareholders.

2. If any vacancy occurs in the Board of Directors during a term, the remaining directors, by affirmative vote of a majority thereof, may elect a director to fill the vacancy until the next annual meeting of shareholders.

3. The name and mailing address of the person who shall serve as director of the corporation until the first annual meeting of the shareholders is as follows:

Stephanie Williams  
1913 Mercer Ave.  
Lehigh Acres, Fl 33972

#### ARTICLE VIII. OFFICERS

The officers shall consist of a president, a vice president, a secretary, and a treasurer. This corporation may have such other officers as may be provided in the corporate Bylaws.

The officers shall be elected annually by the Board of Directors. The manner of the election of the officers shall be specified in the corporate Bylaws.

ARTICLE IX. DIRECTOR & SHAREHOLDER ACTION BY CONSENT

Any corporate action upon which a vote of directors (or a committee thereof) or shareholders is required or permitted may be taken without a meeting or vote of directors or shareholders with the written consent of all directors or shareholders having not less than a majority of all of the stock entitled to vote upon the action if a meeting were held; provided, that in no case shall the written consent by holders have less than the minimum percent of the vote required by statute for the purposed corporate action and provided that prompt notice be given to all directors and shareholders of the taking of corporate action without a meeting and by less than unanimous written consent.

ARTICLE X. INDEMNIFICATION

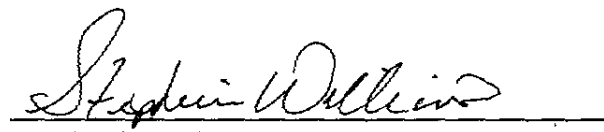
This corporation shall indemnify any officer, director, employee, or agent, and any former officer, director, employee, or agent, to the full extent permitted by law.

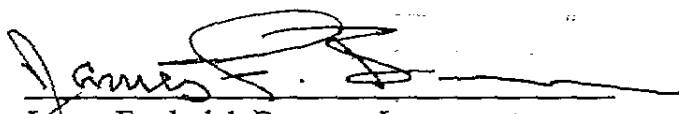
ARTICLE XI. INCORPORATORS

The name and address of the individuals who shall serve as this corporation's incorporator are: Stephanie Williams, 1913 Mercer Ave., Lehigh Acres, Fl 33972  
James Frederick Burson, 2260 Bay St., Fort Myers, Fl 33901

ARTICLE XII. AMENDMENT

This corporation reserves the right to amend or repeal any provisions in these Articles of Incorporation, or any amendments hereto. Any rights conferred upon the shareholders shall be subject to this reservation.

  
Stephanie Williams - Incorporator

  
James Frederick Burson - Incorporator

HOME & RANCH REAL ESTATE, INC.  
**REGISTERED AGENT DESIGNATION CERTIFICATE**

The undersigned, pursuant to the provisions of Florida Statutes Section 607.325 and as an officer of Home & Ranch Real Estate, Inc., authorized to sign this designation on behalf of Home & Ranch Real Estate, Inc., hereby states:

I.

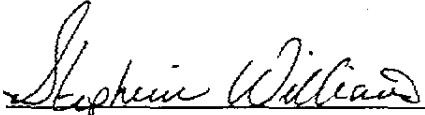
The address of this corporation's registered office, where service of process within the State of Florida may be served upon this corporation's registered agent, shall be:

1913 Mercer Avenue  
Lehigh Acres, FL 33972

II.

The name of the individual who shall serve as this corporation's registered agent, to accept service of process within the State of Florida, at that address is:

Stephanie Williams.

  
Corporate Officer

ACCEPTANCE

Having been named as the registered agent, to accept service of process for the above named corporation, within the State of Florida, at the registered office address indicated above, for Home & Ranch Real Estate, Inc., I hereby accept the designation as the registered agent and agree to act and serve in that capacity on behalf of Home & Ranch Real Estate, Inc., and I further agree to comply with the provisions of all statutes relative to the proper and complete performance of my duties, and particularly to comply with Section 607.325, Florida Statutes.

  
Stephanie Williams - Registered Agent

9/16/03  
Date

FILED  
SECRETARY OF STATE  
TALLAHASSEE, FLORIDA  
03 OCT 10 PM 3:07