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SECRETARY OF STATE  
TALLAHASSEE, FLORIDA  
03 DEC 15 PM 12:37

PR 12/15

Division Of Corporations  
P.O. Box 6327  
Tallahassee FL 32314

Thursday, December 11, 2003

Dear Beth,

Enclosed is the check I forgot to enclose with the original documents.

If there is anything else I need please advise.

Thank You

Drew Valk



FLORIDA DEPARTMENT OF STATE  
Glenda E. Hood  
Secretary of State

December 6, 2003

DREW D VALK  
4219 LAKE AVE  
PALM HARBOR, FL 34684

SUBJECT: HOME PROPERTY CORP.  
Ref. Number: W03000036867

We have received your document for HOME PROPERTY CORP., however, upon receipt of your document no check was enclosed. Please send a check or money order payable to the Department of State for \$78.75.

We regret that we were unable to contact you by phone. Please return the corrected document with a letter providing us with an address and telephone number where you can be reached during working hours.

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.**

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) 245-6919.

Beth Register  
Document Specialist Supervisor  
New Filings Section

Letter Number: 803A00065658

**ARTICLES OF INCORPORATION  
OF  
Home Property Corp.**

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SECRETARY OF STA  
TALLAHASSEE, FLOR.  
03 DEC 15 PM 12:37

The undersigned subscriber to these Articles of Incorporation, a natural person competent to contract, hereby forms a corporation under the laws of the State of Florida.

**ARTICLE I NAME**

The name of the corporation shall be Home Property Corp.

**ARTICLE II NATURE OF BUSINESS**

This corporation may engage in or transact any and all lawful activities or business permitted under the laws of the United States, the State of Florida, or any other state, county, territory or nation.

**ARTICLE III POWERS:**

This Corporation shall have the powers as enumerated in the Florida General Corporation Act, as well as the power to act as Trustee. This Corporation reserves the right to execute and practice full trustee powers. This power is to include holding legal title to real property and/or personalty "in trust" for the benefit for other person(s) or trustee(s). This Corporation further reserves the right to carry out specific duties with regard to the property and/or personalty as directed by the beneficiary(s) of the real property and/or personalty. The Corporation also reserves the right to fully carry out any power given to it affecting the disposition of the real property and/or personalty for another person's or entity's benefit.

No current and/or former officer, director, agent or stockholder shall be held personally liable when acting in an official capacity on company business. The Corporation shall indemnify any current and/or former officer, director, agent or stockholder to the full extent permitted by law.

**ARTICLE IV CAPITAL STOCK**

The maximum number of shares of stock that this corporation is authorized to have outstanding at any one time is 10,000 shares of common stock having a par value of \$00.001 per share.

## **ARTICLE V ADDRESS**

The street address of the initial registered office of the corporation shall be 4219 Lake Avenue, Palm Harbor, FL 34684 and the name of the initial Registered Agent for the corporation at that address is Drew D. Valk.

## **ARTICLE VI SPECIAL PROVISIONS**

The stock of this corporation is intended to qualify under the requirements of Section 1244 of the Internal Revenue Code and the regulations issued thereunder. Such actions as may be necessary shall be deemed to have been taken by the appropriate officers to accomplish this compliance.

## **ARTICLE VII TERM OF EXISTENCE**

This corporation shall exist perpetually.

## **ARTICLE VIII LIMITATION OF LIABILITY**

Each director, stockholder and officer, in consideration for his services, shall, in the absence of fraud, be indemnified, whether then in office or not, for the cost and expenses incurred by him in connection with the defense of, or for advice concerning any claim asserted or proceeding brought against him by reason of his being or having been a director, stockholder or officer of the corporation or of any subsidiary of the corporation, whether or not wholly owned, to the maximum extent permitted by law. The foregoing right of indemnification shall be inclusive of any other rights to which any director, stockholder or officer may be entitled as a matter of law.

## **ARTICLE IX SELF DEALING**

No contract or other transaction between the corporation and other corporations, in the absence of fraud, shall be affected or invalidated by the fact that any one or more of the directors of the corporation is or are interested in a contractor transaction, or are directors or officers of any other corporation, and any director or directors, individually or jointly, may be a party or parties to, or may be interested in such contract, act or transaction, or in any way connected with such person or person's firm or corporation, and each and every person who may become a director of the corporation is hereby relieved from any liability that might otherwise exist from this contracting with the corporation for the benefit of himself or any firm, association or corporation in which he may be in any way interested. Any director of the corporation may vote upon any transaction with the corporation without regard to the fact that he is also a director of such corporation.

This corporation shall have a minimum of one director. The initial Board of Directors shall consist of: Drew D. Valk-----Director

**ARTICLE X INCORPORATOR**

The name and address of the Incorporator is:

Drew D. Valk  
4219 Lake Avenue  
Palm Harbor FL 34684

**IN WITNESS WHEREOF**, the undersigned has hereunto set his hand  
and seal on this 2<sup>nd</sup> Day of Dec., 2023.

Incorporator:

  
Drew D. Valk

**DESIGNATION OF AND ACCEPTANCE  
BY REGISTERED AGENT**

FILED  
SECRETARY OF STATE  
TALLAHASSEE, FLORIDA  
03 DEC 15 PM 12:38

The following is submitted in compliance with the laws of the State of Florida;

**Home Property Corp.**

A corporation organizing under the laws of the State of Florida, with its principal office located at 4219 Lake Avenue, Palm Harbor, FL 34684, has named

Drew D. Valk  
4219 Lake Avenue  
Palm Harbor, FL 34684

as its Agent to accept service of process within this State.

**ACCEPTANCE:**

I agree as Registered Agent to accept service of process; to keep the office open during prescribed hours; to post my name (and any other officers of said corporation authorized to accept service of process at the above designated address) in some conspicuous place in the office as required by law.

Registered Agent:



Drew D. Valk