

**P04000028322**

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To:

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From:

Account Name : MCFARLAND, GOULD, LYONS, SULLIVAN & HOGAN, P.A.  
Account Number : I19990000015  
Phone : (727) 461-1111  
Fax Number : (727) 461-6430

**FLORIDA PROFIT CORPORATION OR P.A.**  
**OWNERS EQUITY REALTY CORP.**

Certificate of Status	0
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H04000029361 3

2004 FEB 10 PM 12:33

SECRETARY OF STATE  
TALLAHASSEE FLORIDA

**ARTICLES OF INCORPORATION  
OF**

**OWNERS EQUITY REALTY CORP.**

**ARTICLE 1: NAME AND MAILING ADDRESS**

The name of this Corporation is **OWNERS EQUITY REALTY CORP.**, and its principal office or mailing address is 3074 Hillside Lane, Safety Harbor, Florida 34695.

**ARTICLE 2: DURATION**

This Corporation shall exist perpetually, commencing as of the date of acceptance and filing of these Articles by the Secretary of State of the State of Florida.

**ARTICLE 3: PURPOSE**

This Corporation is organized for the purpose of transacting any and all lawful business.

**ARTICLE 4: CAPITAL STOCK**

This Corporation is authorized to issue 5,000 shares at no par value.

**ARTICLE 5: INITIAL REGISTERED OFFICE AND AGENT**

The street address of the initial registered office of this Corporation is 311 South Missouri Avenue, Clearwater, Florida 33756, and the name of the Registered Agent is GARY W. LYONS.

**ARTICLE 6: INITIAL BOARD OF DIRECTORS**

This Corporation initially shall have one (1) director. The number of directors may be either increased or decreased from time to time as provided in the Bylaws but shall

Prepared By:  
McFarland, Gould, Lyons,  
Sullivan & Hogan, P.A.  
Gary W. Lyons, Esq.  
FBN: 0268186  
311 S. Missouri Avenue  
Clearwater, FL 33756  
(727) 461-1111

H04000029361 3

H04000029361 3

never be less than one. The name and address of the initial director of this Corporation is:

NAME

ADDRESS

Douglas M. Pipes

3074 Hillside Lane  
Safety Harbor, Florida 34695

ARTICLE 7: INITIAL OFFICERS

President:

Douglas M. Pipes

Secretary:

Douglas M. Pipes

Treasurer:

Douglas M. Pipes

ARTICLE 8: INCORPORATOR

The name and address of each person signing these Articles is:

NAME

ADDRESS

Douglas M. Pipes

3074 Hillside Lane  
Safety Harbor, Florida 34695

ARTICLE 9: CUMULATIVE VOTING

At each election for directors every shareholder entitled to vote at such election shall have the right to cumulate his votes by giving one candidate as many votes as the number of directors to be elected at that time multiplied by the number of his shares, or by distributing such votes on the same principle among any number of such candidates.

ARTICLE 10: PREEMPTIVE RIGHTS

Each holder of the common stock of this Corporation shall have the first right (subject to adjustments to avoid the issuance of fractional shares) to purchase shares of any other securities that this Corporation may issue from time to time, whether or not such shares are presently authorized, including shares from the treasury of this Corporation, in the ratio that the number of shares of common stock held by such shareholder at the time of issue then bears to the total number of shares of common stock then outstanding. This right is waived by any holder of the common stock who does not exercise it and pay for the stock available for purchase pursuant to such preemptive rights, within 30 days of his receipt of a written notice from this Corporation inviting him to exercise such right.

H04000029361 3

H04000029361 3  
2004 FEB 10 PM 12:33

ARTICLE 11: INDEMNIFICATION

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


ARTICLE 12: BYLAWS

The initial Bylaws shall be adopted by the Board of Directors. The power to alter, amend or repeal the Bylaws or adopt new Bylaws is vested in the Board of Directors, subject to repeal or change by action of the shareholders.

ARTICLE 13: AMENDMENT

This Corporation reserves the right to amend or repeal any provisions contained in these Articles of Incorporation, or any amendment thereto, and any right conferred upon the shareholders is subject to this reservation.

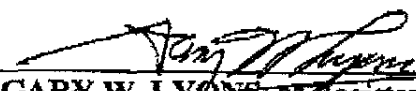
IN WITNESS WHEREOF, the undersigned have executed these Articles of Incorporation this 4TH day of FEBRUARY, 2004.

  
DOUGLAS M. PIPES, Incorporator

ACCEPTANCE BY REGISTERED AGENT

Having been named to accept service of process for the above-named Corporation at a place designated in these Articles of Incorporation, I hereby accept to act in this capacity, and agree to comply with the provisions of Chapter 48.091, Florida Statutes, relative to keeping open said office for service of process.

Dated this 9TH day of Feb, 2004.

  
GARY W. LYONS, as Registered Agent