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7/6

TRANSMITTAL LETTER

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

SUBJECT: The Morgan Lee CompanyTM
(PROPOSED CORPORATE NAME - MUST INCLUDE SUFFIX)

(Applied for Trademark with Div of Corp)

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: Wendy L. Richmond
Name (Printed or typed)

EFFECTIVE DATE
07-12-04

4802 51 ST W, #808
Address

Bradenton FL 34210
City, State & Zip

941.794.3828 / 941.735.7355
Daytime Telephone number

wlr@tampabay.fl.com

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

Article I -- Name and Purpose

Section 1

The name of the organization is The Morgan Lee Company. The effective date of incorporation is July 12, 2004.

Article II -- Place of Business

Section 1

For startup purposes, and until a suitable facility is located, the place of business will be 4802 51 St W, #808, Bradenton, FL 34210. This will also be the mailing address.

Article III -- Purpose of Business

Section 1

This Corporation is organized exclusively for purposes relating to the housing industry to include Real Estate Brokerage, Certified Home Inspection, Absentee Owner Services, Interior Design Consulting, Architectural Photography, Developer Marketing, Preview Center Staffing, and Property Maintenance Services. This corporation shall exist in perpetuity unless dissolved.

EFFECTIVE DATE
07-12-04

Such purposes include, but are not limited to:

- a) Help new buyers purchase homes & help sellers sell their homes
- b) Inspect homes for home buyers where conflict of interest is not in question
- c) Provide services to absentee home owners such as checking security systems, lawn maintenance, upkeep and seasonal opening and preparation of property for habitation
- d) Architectural photography and marketing for Architects, Developers and individuals seeking to sell their properties professionally
- e) Preview center staffing with licensed Realtors as needed
- f) Property maintenance such as large area mowing and landscape services

As well as any other activity not prohibited to corporations under the Florida For Profit Corporation Act.

Limitations

The company shall not participate in any unlicensed Real Estate, Home Inspection, or Interior Design service per Florida Law. Consultants in these areas may be employed as applicable and deemed suitable for future projects.

Article IV -- Board of Directors and Method of Appointment

Section 1

The board is responsible for setting policy and governing the organization and holds the power to conduct business and to delegate that power as needed to the President/Chairman of the Board. Upon registration of the Corporation there will be only one President, Wendy L. Richmond

Article V -- Officers of the Board -- Names, Addresses, Title of Directors

President	Wendy L. Richmond	941-794-3828
Indefinite Term	4802 51 St W, #808	941-735-7355
Realtor Broker	Bradenton, FL 34210	
61 Shares Stock	info@wendyrichmond.com	

Vice President	Ralph M. Richmond II	941-794-3828
Indefinite Term	4802 51 St W, #808	
Home Inspector	Bradenton, FL 34210	
39 Shares Stock	info@wendyrichmond.com	

Future officers will be added to include a separation of the responsibilities of the Secretary and Treasurer to ensure checks and balances of the organization.

Additional Vice-Presidents may also be added to include specialized areas of budget and finance, and programs.

Section 1

Duties and responsibilities: President

Presides at board meetings, appoints committee chairpersons, works closely with executive director to guide the organization, and acts as public spokesperson for the organization (but also may assign this responsibility to the executive director.) The president also ensures that proper records are maintained and filed as necessary.

Section 2

Duties and responsibilities: Vice-President

Presides at board meetings in the president's absence and serves as a committee chairperson when appointed to do so.

Section 3

Duties and Responsibilities: Secretary, Treasurer

Secretary – Maintain the organization's records, records board meeting minutes, and distributes minutes and announcements of upcoming meetings to board members. This person also ensures that necessary reports and filings to state and federal authorities are made in a timely matter.

Treasurer – Oversees the organizations financial aspects, makes regular financial reports to the board, and serves as chairperson of the board finance committee. The treasurer is involved in preparing the organizational budget and may have hands-on responsibility of keeping books and preparing checks.

Article VI – Registered Agent

The name and Florida Street address of the initial Registered Agent is:

Wendy L. Richmond
4802 51 St W, #808
Bradenton, FL 34210

I accept responsibility as the designated Registered Agent,

Signature: Wendy L. Richmond Date: 7/2/04
Wendy L. Richmond

Article VI – Incorporator

I am the Incorporator of The Morgan Lee Company

Wendy L. Richmond
4802 51 St W, #808
Bradenton, FL 34210

Signature: Wendy L. Richmond Date: 7/2/04
Wendy L. Richmond

The Effective Date of Incorporation: July 12, 2004

Total shares of stock to be issued = 100

(61 shares to Wendy L. Richmond and 39 shares to Ralph M. Richmond II)

FILED
04 JUL -6 AM 10:40
CLERK OF COURT
JUL 12 2004