

PO4000135998

(Requestor's Name)

(Address)

(Address)

(City/State/Zip/Phone #)

☐ PICK-UP

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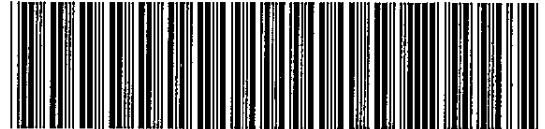
(Business Entity Name)

(Document Number)

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09/21/04--01042--010 \*\*78.75

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04 SEP 28 PM 3:29  
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TALLAHASSEE, FLORIDA

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04 SEP 21 AM 11:33  
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DIVISION OF CORPORATIONS  
TALLAHASSEE, FLORIDA

404-34995  
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OFFICE USE ONLY(DOCUMENT #)

**LAZARUS CORPORATE FILING SERVICE**

**3320 S.W. 87 AVENUE**

**MIAMI, FLORIDA (305)552-5973**

OFFICE USE ONLY

CORPORATION NAME(S) & DOCUMENT NUMBER(S) (if known):

1. WELCOME REALTY, INC.  
(Corporation Name) (Document #)
2. \_\_\_\_\_  
(Corporation Name) (Document #)
3. \_\_\_\_\_  
(Corporation Name) (Document #)
4. \_\_\_\_\_  
(Corporation Name) (Document #)

☒ Walk in ☒ Pick up time 2:00 ☒ Certified Copy  
☐ Mail out ☐ Will wait ☐ Photocopy ☐ Certificate of Status

NEW FILINGS	
<input checked="" type="checkbox"/>	Profit
<input type="checkbox"/>	NonProfit
<input type="checkbox"/>	Limited Liability
<input type="checkbox"/>	Domestication
<input type="checkbox"/>	Other

AMENDMENTS	
<input type="checkbox"/>	Amendment
<input type="checkbox"/>	Resignation of R.A., Officer/Director
<input type="checkbox"/>	Change of Registered Agent
<input type="checkbox"/>	Dissolution/Withdrawal
<input type="checkbox"/>	Merger

OTHER FILINGS	
<input type="checkbox"/>	Annual Report
<input type="checkbox"/>	Fictitious Name
<input type="checkbox"/>	Name Reservation

REGISTRATION/ QUALIFICATION	
<input type="checkbox"/>	Foreign
<input type="checkbox"/>	Limited Partnership
<input type="checkbox"/>	Reinstatement
<input type="checkbox"/>	Trademark
<input type="checkbox"/>	Other

Examiner's Initials



FLORIDA DEPARTMENT OF STATE  
Glenda E. Hood  
Secretary of State

September 24, 2004

LAZARUS

SUBJECT: PALMS REALTY, INC.  
Ref. Number: W04000035472

We have received your document for PALMS REALTY, INC. and your check(s) totaling \$78.75. However, the enclosed document has not been filed and is being returned for the following correction(s):

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) 245-6927.

Tracy Smith  
Document Specialist  
New Filings Section

Letter Number: 104A00056252

RECEIVED  
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CORPORATIONS  
TALLAHASSEE, FLORIDA

CERTIFICATION OF INCORPORATION

ARTICLE ONE

NAME

The name of this corporation shall be:

*BE HAPPY REALTY, INC.*

ARTICLE TWO

This corporation may engage in any activity of business permitted under the laws of the United States of America and the laws of the State of Florida.

ARTICLE THREE

TERM OF EXISTENCE

This corporation shall have perpetual existence, unless sooner dissolved in accordance with the laws of the State of Florida. The date on which corporation existence shall begin the date of incorporation.

ARTICLE FOUR

MINIMUM CAPITAL

The amount of capital with which the corporation shall begin business shall not be less than Five Hundred Dollars (\$500.00) or such greater amount as may be required by law.

ARTICLE FIVE

CAPITAL STOCK

This corporation is authorized to issue shares of stocks as follows.

A. Designation: The stock of this corporation shall be known as Common Stock.

B. Authorized: The maximum number of shares of common stock that this corporation may issue is: One Hundred (100) shares, having a par value of (\$5.00) Five Dollars per share.

C. Consideration: Shares of Common Stock may be issue in exchange per cash, real property, labor or services rendered, or any combination of the foregoing. In the absence of fraud in the transaction, the judgement of the Board of Directors as to the value of any such consideration shall be conclusive.

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D. Voting Rights: Each shares of common stocks shall entitle the record holden therof to one vote upon each proposal presented at meetings of the stockholders of the corporation.

E. Liquidation Rights: Holders of Common stocks are entitle, in the event of the liquidation or dissolution of this corporation, to receive their por-rata share of any assets of this corporation remaining after payment of all corporate debts and obligations.

#### ARTICLE SIX

##### NUMBER OF DIRECTORS

This corpoartion shall at all times have at least, one Director. The stockholders of this corporation may, from time to time, increase or diminsh the size of the Board of Directors of this corporation, provided that the corporation shall at all time have a minimum of one Director.

#### ARTICLE SEVEN

##### AMENDMENT

This certificate of incorporation may be amended in any manner in any manner consistent with the laws of the State of Florida.

#### ARTICLE EIGHT

##### SPECIAL VOTING PROVISIONS

The occurences enumerated in this Article shall not be authorized, nor shall they have any force or effect, unlessassented in witting by the holders of the required percentage of this corporation's stock entitled to vote at the time of the proposal of any such occurrence.

For each such occurrence, the required percentage shall be as follows:

1. Amendment of this Certificate of Incorporation:  
Required percentage 51%
2. Sale, lease or exchange of all of this corporation's property and assests, or of any property or assest of this corporation essential to the business of this corporation:  
Required percentage 51%
3. Merger or consolidation of this corporation into or with any other corporation:  
Required percentage 51%
4. Voluntary dissolution of this corporation:  
Required percentage 51%

ARTICLE NINE

STOCKHOLDERS AND DIRECTORS

The names and addresses of the stockholders and directors are as follows:

<u>NAME</u>	<u>ADDRESS</u>	<u>OFFICE</u>	<u>SHARES</u>
Mayra Siverio	8105 W. 9 Court Hialeah, Fl 33014	President Vice-President Treasurer Secretary Director	100

ARTICLE ELEVEN

REGISTERED AGENT

The registered agent and the registered office of this corporation shall be:

Mayra Siverio  
8105 W. 9 Ct.  
Hialeah, Fl. 33014

SUBSCRIBER, INITIAL DIRECTOR AND  
INITIAL PRINCIPAL OFFICE

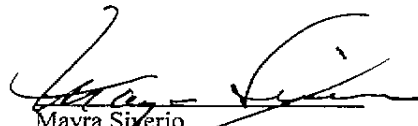
The undersigned individual, a United State resident competent to contract, execute this certificate of Incorporation as it's subscribes and directors. The undersigned individual shall hold office as a director until his successors have qualified, following their election or appointment. The strret address of such individual shall be the initial street address in Florida of the pricipal office of this corporation.

SUBSCRIBER/DIRECTOR: Mayra Siverio

STREET ADDRESS/ PRINCIPAL OFFICE: 8105 W. 9 Court Hialeah, Fl. 33014

In witness whereof, the undersigned subscriber does make, acknowledge and file this certificate for the purpose of forming a corporation for profit under the laws of the State of Florida.

DATE:

  
Mayra Siverio

STATE OF FLORIDA  
COUNTY OF MIAMI-DADE

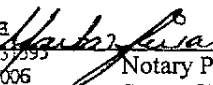
Before me the undersigned authority, personally appeared to me, well known and known to me to be the individual described in, and who executed the foregoing Certificate of Incorporation and who acknowledged before me that the same was executed for the purposes therein expressed.

In witness whereof, I have hereunto affixed my hand and official seal at Miami-Dade County, Florida.

Date. 9-17-04



Marta Faria  
Commission # DD137293  
Expires July 8, 2006  
Bonded Thru  
Atlantic Bonding Co., Inc.

  
Notary Public  
State of Florida

My commission expires. \_\_\_\_\_

CERTIFICATE DESIGNATING OF BUSINESS OF DOMICILE FOR THE SERVICE  
OF PROCESS WITHIN THIS STATE, ANEMING AGENT UPON

WHOM PROCESS MAY BE SERVED

In pursuance of Chapter 48-091, Florida Statutes, the following is submitted in  
compliance with said Act:

That BE HAPPY REALTY, INC. desiring to organized under the laws  
of the State of Florida with its principal office, as indicated in the Articles of  
Incorporation at the City of HIALEAH, County Miami-Dade State of Florida,  
has named:

MAYRA SIVERIO as its agent to accept service of process within this State

Having been named to accept service of process for the above stated Corporation,  
at the place designated in this Certificate. I hereby accept to act in this capacity  
and agree to comply with the provisions of said Act relative to keeping open said office.

By   
Registered Agent

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TALLAHASSEE, FLORIDA