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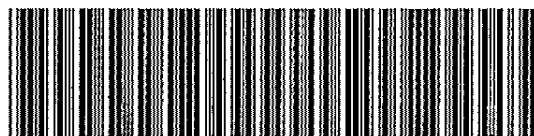
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TALLAHASSEE, FLORIDA

DB 1/7

**CORPORATE
ACCESS,
INC.**

236 East 6th Avenue Tallahassee, Florida 32303

P.O. Box 37066 (32315-7066) ~ (850) 222-1666 or (800) 969-1666 Fax (850) 222-1666

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Articles

1.) Bayshore Townhomes Development, Inc.
(CORPORATE NAME & DOCUMENT #)

2.)
(CORPORATE NAME & DOCUMENT #)

3.)
(CORPORATE NAME & DOCUMENT #)

4.)
(CORPORATE NAME & DOCUMENT #)

5.)
(CORPORATE NAME & DOCUMENT #)

SPECIAL INSTRUCTIONS

ARTICLES OF INCORPORATION

OF

BAYSHORE TOWNHOMES DEVELOPMENT, INC.

The undersigned, for the purpose of forming a corporation under the provisions of Chapter 607 and/or Chapter 621, F.S. (Profit) of the *Florida Statutes*, hereinafter referred to as the "Corporation", hereby agree to the following:

ARTICLE I

Name

The name of the Corporation shall be **Bayshore Townhomes Development, Inc.**

ARTICLE II

Principal Office

The principal place of business/mailing address is: 9150 Park Boulevard, #7, Seminole, Florida 33777.

ARTICLE III

Purpose

Section 1. The Corporation is formed for the purpose of:

(a) The purpose for which this Corporation is organized is to provide an entity responsible for the operation of a townhome development in Pinellas County, Florida, known as "Bayshore Townhomes" ("Townhomes").

(b) Engaging in other lawful activity or business for which corporations may be incorporated pursuant to the laws of the State of Florida.

Section 2. The Corporation may exercise all powers, rights and privileges conferred on corporations pursuant to the laws of the State of Florida.

ARTICLE IV

Capital Stock

The authorized capital stock of the Corporation shall be one thousand (1000) shares of common stock having a par value of \$1.00 per share.

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ARTICLE V
Preemptive Rights Granted

Each shareholder of the Corporation shall have the first right to purchase shares of the Corporation or securities convertible into such shares of the same class, kind or series as that which the shareholder already holds that may from time to time issued (whether or not presently authorized), including shares from the treasury of the Corporation, in the ratio that the number of shares he holds at the time of issue bears to the total number of shares of outstanding exclusive of treasury shares. Any such preemptive right shall be deemed waived by any shareholder who does not exercise it and pay for the shares preempted within thirty (30) days of receipt of a notice in writing from the Corporation stating the prices, terms and conditions of the issue of shares and inviting him to exercise his preemptive rights. This right may also be waived by affirmative written waiver submitted by the shareholder to the Corporation within thirty (30) days of receipt of notice from the Corporation.

ARTICLE VI
Board of Directors

Section 1. The business and affairs of the Corporation shall be managed by a Board of Directors, the members of which shall be hereinafter referred to as "Directors".

Section 2. The initial Board of Directors of the Corporation shall consist of one (1) Director(s), whose name(s) and address(es) is/are as follows:

Name:

Address:

Leon L. Richards

9150 Park Boulevard, #7
Seminole, Florida 33777

Section 3. The number of Director(s) shall be as provided in the Bylaws of the Corporation, but shall not be less than one (1).

Section 4. Director(s) shall be elected and hold office as provided in the Bylaws.

ARTICLE VII
No Cumulative Voting

At no election of Directors shall any shareholder entitled to vote at such election 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 principal among any number of such candidates.

ARTICLE VIII

Bylaws

Section 1. The Board of Directors shall adopt Bylaws for the Corporation at a meeting of the Board of Directors following the filing of these Articles of Incorporation.

Section 2. The power to adopt, alter, amend or repeal the Bylaws of the Corporation may be exercised by the Board of Directors or the shareholders in accordance with the provisions of the Bylaws.

Section 3. Any Bylaws adopted by the Board of Directors or the shareholders may be altered, amended or repealed by the other group; provided, however, that any Bylaws adopted by the shareholders may provided that it shall be altered, amended, or repealed only by the shareholders.

ARTICLE IX

Amendments

These Articles of Incorporation may be amended as set forth in the Florida Statutes, as amended from time to time.

ARTICLE X

Initial Officers

The initial officers of the Corporation are as follows:

President - Leon L. Richards
Secretary - Leon L. Richards
Treasurer - Leon L. Richards

ARTICLE XI

Registered Office and Agent

Section 1. The street address of the initial registered office of the Corporation shall be 5959 Central Avenue, Suite #104, St. Petersburg, Florida 33710

Section 2. The name of the initial registered agent of the Corporation located at said address shall be **George L. Hayes III, Esquire.**

ARTICLE XII

Incorporator

The name and address of the incorporator is:

Name:

George L. Hayes III, Esquire

Address:

5959 Central Avenue, Suite #104
St. Petersburg, Florida 33710

IN WITNESS WHEREOF, for the purpose of forming a corporation under the laws of the State of Florida, the undersigned executed these Articles of Incorporation on this 4th day of January, 2005.

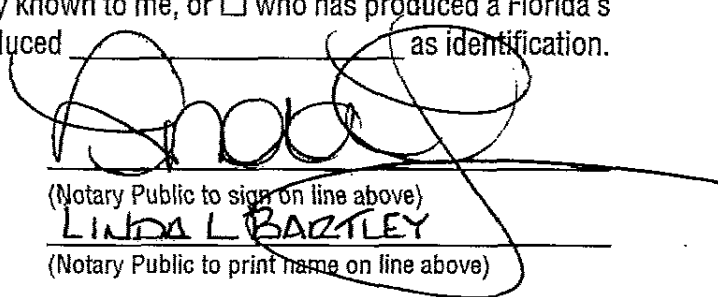


George L. Hayes III, Esquire
As Incorporator

STATE OF FLORIDA
COUNTY OF PINELLAS

The foregoing instrument was acknowledge before me this 4th day of January, 2004, by **George L. Hayes III, Esquire**, who ☒ is personally known to me, or ☐ who has produced a Florida's driver license or identification card, or ☐ has produced _____ as identification.

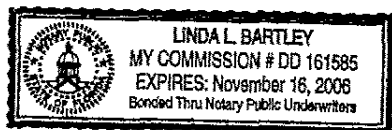
My commission expires:



(Notary Public to sign on line above)

LINDA L. BARTLEY

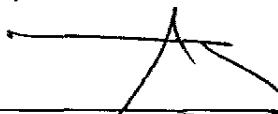
(Notary Public to print name on line above)



(NOTARY SEAL)

ACCEPTANCE

I hereby accept to act as initial Registered Agent for **Bayshore Townhomes Development, Inc.,** a Florida corporation, as stated in these Articles of Incorporation.



George L. Hayes III, Esquire

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