

P05000131226

(Requestor's Name)

(Address)

(Address)

(City/State/Zip/Phone #)

☐ PICK-UP

☐ WAIT

☐ MAIL

(Business Entity Name)

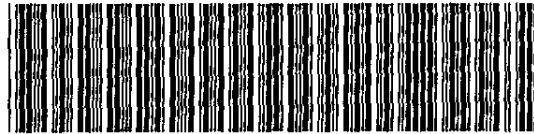
(Document Number)

Certified Copies _____ Certificates of Status _____

Special Instructions to Filing Officer:

Office Use Only

D. WHITE SEP 26 2005



200059925142

09/26/05--01021--020 **87.50

SECRETARY OF STATE
TALLAHASSEE, FLORIDA

2005 SEP 26 P 4: 20

FILED

September 23, 2005

Department of State
Division of Corporations
Clifton Building
2661 Executive Center Circle
Tallahassee, Florida 32301
ATTN: Corporate Filings

Re: Filing of Articles Of Incorporation
for Renaissance Beach Realty, Inc.

To Whom It May Concern:

Please find enclosed the original and one(1)copies of
the Articles of Incorporation for filing.

Also, find enclosed my office check number 2303, in the
sum of \$87.50 to cover the Filing fee, Certified Copy &
Certificate of Status

Please return the Articles and Certificate of
Incorporation to this office.

I appreciate your assistance.

Sincerely,



Matthew W. Burns
215 Mountain Drive, Suite 107
Destin, Florida 32541
(850)837-8445

ARTICLES OF INCORPORATION
OF
RENAISSANCE BEACH REALTY, INC.

FILED

2005 SEP 26 P 4: 20

Article I - Name

The name of this corporation is RENAISSANCE BEACH REALTY, INC.

SECRETARY OF STATE
TALLAHASSEE, FLORIDA

Article II - Principal Office; Mailing Address

The address of the principal place of business of the corporation is 672 Shore Drive, Destin, Walton County, Florida 32541. The mailing address is the same.

Article III - Duration

This corporation shall exist perpetually, commencing with the date of filing.

Article IV - Purpose

This corporation is organized for the purpose of engaging in the practice of real estate brokerage transacting in Florida in accordance with Chapter 475 Florida Statutes, engaging in the practice of real estate brokerage in other states pursuant to the laws thereof and qualifications, and engaging in any and all lawful business.

Article V - Capital Stock

This corporation is authorized to issue 1000 shares at \$1.00 par value.

Article VI - Shares of Stock

Shares of capital stock of this corporation shall be issued initially to the following person(s) and in the amount set opposite his or her name:

CRAIG ALLEN PLUMMER, and his Wife,
CLARA KEMPER PLUMMER,
As Tenants By The Entirety, together, 1 share.

As used in these Articles, the term "shareholders" denotes the singular at any time that there is only one shareholder.

Article VII - Preemptive Rights

The corporation may, through its by-laws provide that, with regard to certain shares of the stock of the corporation as designated in such by-laws, every holder of such designated shares, upon the issuance or any sale for bonafide consideration of any new stock of this corporation of the same kind, class or series as that designated stock which he already holds shall have the right to purchase his prorata share thereof (as nearly as may be done without issuance of fractional shares) at the price at which is offered to others.

Article VIII - Restriction of Transferability of Stock

The shares of the capital stock of this corporation shall be issued initially as set forth in Article V. The shareholders may at any time adopt an agreement providing that, at such time as there are two or more separate shareholders, the shares held by the shareholders of this corporation may not be resold or otherwise transferred to any other person unless such shares are first offered to the remaining shareholders of the corporation or to the corporation. The price and terms of which and the time within which such shares may be offered and sold shall be further specified in the By-laws of this corporation, or by written agreement between the corporation and the shareholders.

Article IX - Initial Registered Office and Agent

The street address of the initial registered office of this corporation is: 215 Mountain Drive, Suite 107, Destin, Florida 32541 and the name of the initial registered agent of this corporation at that address is MATTHEW W. BURNS who evidences acceptance of this appointment by his signature below.

Article X - Directors

The corporation shall be administered by a Board of Directors. The number of Directors and their terms, the manner of selecting and removing Directors, and other provisions relating to the Directors shall be prescribed in the by-laws. Until the adoption of by-laws, the Initial Board of Directors shall consist of one Director, who is CLARA KEMPER PLUMMER, whose address is 672 Shore Drive, Destin, Florida 32541.

Article XI - Incorporators

The name and address of the person signing these articles as incorporator is:

MATTHEW W. BURNS
215 Mountain Drive, Suite 107,
Destin, Florida 32541,

Until shares of stock in this corporation have been issued, the incorporator shall

have the power to adopt, amend, or repeal a corporate seal and a form for stock certificates, and to authorize the officers appointed herein to receive subscriptions for stock and to issue stock pursuant to such subscriptions and as provided for in these Articles. Subsequent to the initial issuance of shares of stock in this corporation, such power shall be held and exercised by the shareholders as provided elsewhere herein, or as specified in the By-Laws.

Article XII - Officers

The initial officers of the corporation and the names of the persons initially holding office are set forth below:

President	CLARA KEMPER PLUMMER
Vice-President	MATTHEW W. BURNS
Secretary	MATTHEW W. BURNS
Treasurer	CLARA KEMPER PLUMMER

Upon adoption of By-laws, all corporate officers, manner of election, manner of removal and of filling vacancies, and terms of office shall be as prescribed in said By-laws. Prior to the adoption of By-laws, corporate offices may be created, abolished, or merged, and officers may be removed and vacancies in offices filled by unanimous vote of the shareholders.

Article XIII - By-Laws

The power to adopt, alter, amend or repeal By-Laws shall be vested in the shareholders.

Article XIV - Indemnification

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

Article XV - Amendment

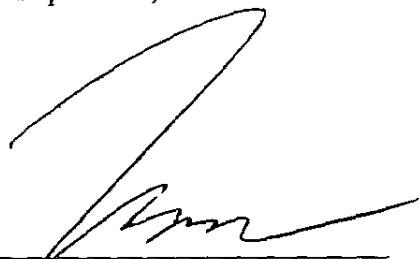
These Articles of Incorporation may be amended by vote of two-thirds of the shareholders.

Article XVI - Tax Article

It is the intention of these Articles that the incorporator shall sell the capital stock of this corporation in accordance with the conditions of Section 1242 - 1244, inclusive, of the Internal Revenue Code. Further, the shareholders of the corporation are hereby authorized, by

appropriate resolution, to elect to have the corporation file its income tax returns pursuant to the provisions of Subchapter "S" of the Internal Revenue Code, but such election is not hereby made.

IN WITNESS WHEREOF, the undersigned Incorporator has executed these Articles of Incorporation this 28th day of September, 2005.

A handwritten signature in black ink, appearing to read 'Matthew W. Burns', written over a horizontal line.

MATTHEW W. BURNS
215 Mountain Drive, Suite 107,
Destin, Florida 32541

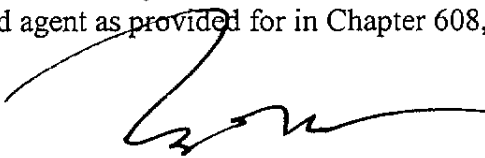
**ACCEPTANCE OF REGISTERED AGENT
RENAISSANCE BEACH REALTY, INC**

FILED

MATTHEW W. BURNS, being duly sworn, says as follows:

2005 SEP 26 P 4: 20

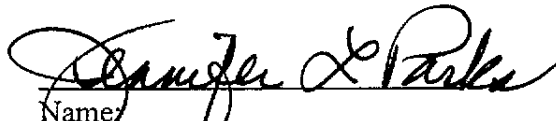
Having been named in Article IX of the Articles of Organization of RENAISSANCE BEACH REALTY, INC., as Registered Agent to accept service of process for the liability company at the place designated in that certificate, I hereby accept the appointment as registered agent and agree to act in that capacity. I further agree to comply with the provisions of all statutes relating to the proper and complete performance of my duties, and I am familiar with and accept the obligations of my position as registered agent as provided for in Chapter 608, Florida Statutes.



Matthew W. Burns
215 Mountain Drive, Suite 107
Destin, Florida 32541
Registered Agent for
RENAISSANCE BEACH REALTY, INC.

STATE OF FLORIDA)
COUNTY OF OKALOOSA)

BEFORE ME, the undersigned authority, personally appeared MATTHEW W. BURNS, this 23rd day of September, 2005, who produced _____ as identification, or who is otherwise known to me, and who, after being duly sworn, deposes and states that he is the REGISTERED AGENT in the foregoing Articles of Organization.



Name: _____
Notary Public

