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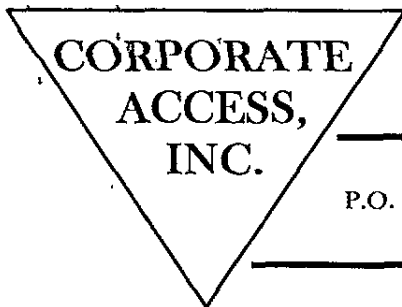


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Articles

1.

St. Joseph's Sound Townhomes  
Development, Inc.

(CORPORATE NAME AND DOCUMENT #)

2.

(CORPORATE NAME AND DOCUMENT #)

3.

(CORPORATE NAME AND DOCUMENT #)

4.

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(CORPORATE NAME AND DOCUMENT #)

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(CORPORATE NAME AND DOCUMENT #)

SPECIAL INSTRUCTIONS:

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ARTICLES OF INCORPORATION

OF

ST. JOSEPH'S SOUND 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 **St. Joseph's Sound 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 "St. Joseph's Sound 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.

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),

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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 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:

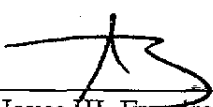
**Name:**

**Address:**

George L. Hayes III, Esquire

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

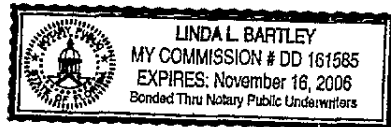
**IN WITNESS WHEREOF**, for the purpose of forming a corporation under the laws of the State of Florida, the undersigned executed these Articles of Incorporation on this 6<sup>th</sup> day of January, 2006.

  
\_\_\_\_\_  
George L. Hayes III, Esquire  
As Incorporator

STATE OF FLORIDA  
COUNTY OF PINELLAS

The foregoing instrument was acknowledge before me this 10th day of January, 2006, 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:



[Signature]  
(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 **St. Joseph's Sound Townhomes Development, Inc., a Florida corporation**, as stated in these Articles of Incorporation.

[Signature]  
George L. Hayes III, Esquire

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