

2006-AUG-03 08:00

FROM: GARYDYTRYCHRYAN

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DIVISION OF CORPORATIONS

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Account Name : GARY, DYTRYCH & RYAN, P.A.  
Account Number : I19990000255  
Phone : (561)844-3700  
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**FLORIDA PROFIT/NON PROFIT CORPORATION**

**JUPITER HILLS REAL ESTATE, INC.**

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**ARTICLES OF INCORPORATION OF  
JUPITER HILLS REAL ESTATE, INC.**

The undersigned for the purpose of forming a corporation for profit under and by virtue of the laws of the State of Florida, do hereby make, subscribe and acknowledge this Certificate for that purpose.

**ARTICLE I**

The name of the corporation shall be JUPITER HILLS REAL ESTATE, INC.

**ARTICLE II**

The general nature of the business or businesses to be transacted by the corporation, as principal, is as follows:

1. To engage in any activity or business permitted under the laws of the United States and of the State of Florida.
2. To do all and everything necessary and appropriate for the accomplishment of the business and objects enumerated in this Certificate or any amendment thereof, necessary or incidental to the attainment of the business or objects of the corporation, whether or not such business or objects of the corporation are similar in nature to the business or objects set forth in this Certificate or any amendment thereof.
3. To buy, purchase, exchange, sell, hire, lease, mortgage, deal in, and encumber real estate and personal property, either improved or unimproved, of every kind and description.

The foregoing shall be construed as objects and powers in furtherance not in limitation of the general powers conferred from time to time by laws of the State of Florida; and it is hereby expressly provided that the enumeration of specific powers shall not be held to limit or restrict in any manner the powers of the corporation, and that the corporation shall and may do all and everything necessary, suitable or proper for the accomplishment of any of the purposes or objects herein enumerated, either alone or in association with other corporations, firms or individuals to the same extent and as fully as individuals might or could do as principals, agents, contractors or

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otherwise.

### ARTICLE III

The maximum number of shares of capital stock which the corporation is authorized to have outstanding at any time is **one thousand (1000) shares of common stock** with a par value of **ten cents (.10) per share**.

### ARTICLE IV

The amount of capital with which the corporation shall begin business shall not be less than **One Hundred Dollars (\$100.00)**.

### ARTICLE V

The corporation shall have perpetual existence unless sooner dissolved according to law, and its existence shall commence upon filing.

### ARTICLE VI

The principal office of this corporation is to be located at 17320 SE Conch Bar Avenue, Tequesta, Florida 33469.

The Board of Directors shall have the power and the authority to establish branch offices and places of business of this corporation at any point in the State of Florida, or in any state, territory, or district of the United States, or in any foreign country, as they may deem necessary for the best interests of the business.

### ARTICLE VII

This corporation shall have **one (1) Director** initially. The business of this corporation shall be conducted by a Board of Directors of **one (1) or more Directors**. The Board of Directors shall have the power and authority to prescribe the consideration to be paid to the corporation in exchange for the issuance and disposal of its capital stock. The Board of Directors shall also have the authority to adopt bylaws which shall govern the operation of the business of this corporation, and to thereafter amend the same from time to time if necessary.

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**ARTICLE VII**

The name and post office address of the Incorporator signing these Articles of Incorporation is as follows:

<u>Name</u>	<u>Address</u>
James H. Ryan, Esquire	701 U.S. Highway One, Suite 402 North Palm Beach, Florida 33408

**ARTICLE IX**

The name and post office address of the Director and Officers who shall hold office for the first year of the corporation's existence or until their successors have been elected and qualified are as follows:

<u>Name</u>	<u>Address</u>
BRIAN P. COFFEY Director and President	17320 SE Conch Bar Avenue Tequesta, Florida 33469

**ARTICLE X**

This corporation reserves the right to amend, alter, change or repeal any provisions contained in the Articles of Incorporation, in the manner now or hereafter prescribed by statute, and all rights conferred upon stockholders herein are granted subject to this reservation.

**ARTICLE XI**

All of the subscribers to these Articles of Incorporation are over the age of twenty-one years, are sui juris, and citizens of the United States.

Stock certificates of this corporation shall not be issued unless and until the same are paid for in full with cash, or its equivalent. Stock certificates shall not be valid unless signed and issued by the president and attested by the secretary, who shall affix thereon the corporate seal.

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ARTICLE XII

The name of the initial registered agent and the address of the initial registered office of the corporation is as follows:

JAMES H. RYAN, Esquire

701 U.S. Highway One, Suite 402  
North Palm Beach, FL 33408ARTICLE XIII

Nothing in these Articles of Incorporation shall be taken to limit the power of this corporation, and this corporation shall have all the rights and powers that are expressly stated under the Florida Statutes and Laws (F.S. 607 and as amended in the future).

The corporation shall elect to be taxed as a "small business corporation" for income tax purposes under the provisions of section 1372, Internal Revenue Code.

IN WITNESS WHEREOF, the undersigned, being the original subscribers to the capital stock herein, have made and subscribed these Articles of Incorporation this 2 day of August, 2006 and the undersigned registered agent hereby states that he is familiar with and accepts the duties and responsibilities as registered agent for this corporation.

Signed, sealed and delivered  
in the presence of:

Kimberly A. Moore  
Witness signature

Kimberly A. Moore  
Witness printed name

Leesa C. Ray  
Witness signature

LEESA C. RAY  
Witness printed name

JAMES H. RYAN, Esquire  
Incorporator

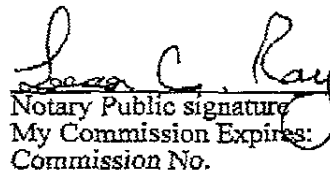
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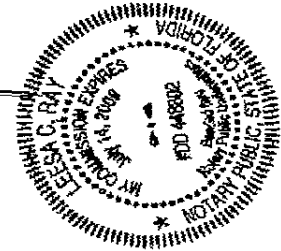
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**STATE OF FLORIDA**  
**COUNTY OF PALM BEACH**

**BEFORE ME** the undersigned officer duly authorized to take acknowledgments, this day personally appeared James H. Ryan, Esquire, to me personally known to be the person described in and who executed the foregoing Articles of Incorporation, and he acknowledged before me that he executed the same for the purposes herein expressed this August 2, 2006.

**WITNESS** my hand and official seal in the State and County aforesaid this August 2, 2006.

  
Notary Public signature  
My Commission Expires:  
Commission No.



**ACCEPTANCE OF REGISTERED/RESIDENT AGENT**

**I HEREBY** state that having been designated to accept service of process for the above stated corporation, at the place set forth hereinabove, I hereby accept such designation and agree to act in such capacity and hereby state that I am familiar with and accept the duties and responsibilities as Registered Agent for this corporation and agree to comply with the provisions of Section 607.0505 of the Florida Statutes.

**DATED:** August 2, 2006

  
JAMES H. RYAN, Esquire

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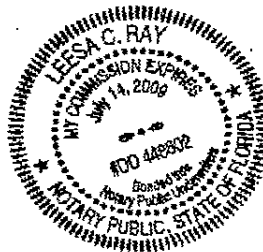
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**STATE OF FLORIDA  
COUNTY OF PALM BEACH**

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**WITNESS** my hand and official seal in the State and County aforesaid this August 2, 2006.

  
\_\_\_\_\_  
Notary Public signature  
My Commission Expires:  
Commission No.



LR/Articles of Incorporation/Jupiter Hills Real Estate, Inc.

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