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SECRETARY OF STATE
DIVISION OF CORPORATIONS
06 SEP 11 PM 2:53

W06-36882

M. Dickey SEP 11 2006

COVER LETTER

Department of State
Division of Corporations
P. O. Box 6327
Tallahassee, FL 32314

SUBJECT: Property Management & Developer, INC
(PROPOSED CORPORATE NAME - MUST INCLUDE SUFFIX)

Enclosed are an original and one (1) copy of the articles of incorporation and a check for:

☒ \$70.00
Filing Fee

☐ \$78.75
Filing Fee
& Certificate of Status

☐ \$78.75
Filing Fee
& Certified Copy

☐ \$87.50
Filing Fee,
Certified Copy
& Certificate of
Status

ADDITIONAL COPY REQUIRED

FROM: Roger Haurado
Name (Printed or typed)

13111 SW 20th St.
Address

miramar, FL 33027
City, State & Zip

786-285-0285
Daytime Telephone number

NOTE: Please provide the original and one copy of the articles.



FLORIDA DEPARTMENT OF STATE
Division of Corporations

August 21, 2006

ROGER LLAURADO
13111 S.W. 20TH ST.
MIRAMAR, FL 33027

SUBJECT: PROPERTY MANAGEMENT & DEVELOPER, INC
Ref. Number: W06000036882

We have received your document for PROPERTY MANAGEMENT & DEVELOPER, INC. However, upon receipt of your document no check was enclosed. Please send a check or money order payable to the Department of State for \$70.00. Your document will be retained in our pending file.

If you have any further questions concerning your document, please call (850) 245-6921.

Maryanne Dickey
Document Specialist Supervisor
New Filing Section

Letter Number: 406A00051392

ARTICLES OF INCORPORATION
FOR
PROPERTY MANAGEMENT & DEVELOPER, INC.

FILED
SECRETARY OF STATE
DIVISION OF CORPORATIONS
06 SEP 11 PM 2:53

ARTICLE I

The name of the corporation is: PROPERTY MANAGEMENT & DEVELOPER, INC. The mailing address of the corporation is: 13111 S.W. 20th St., Miramar, FL 33127.

ARTICLE II

The duration of the corporation shall be perpetual. The date and time of the commencement of the corporate existence of the corporation shall be upon filing these Articles of Incorporation with the Secretary of State of Florida.

ARTICLE III

The nature of the business and the objects and purposes to be transacted, promoted or carried on by the corporation are to engage in any lawful act, activity or business for which corporations may be organized under the laws of the United States of America and of the State of Florida. Additionally, this corporation shall have all of the powers vested in a corporation organized under and existing by virtue of the laws of the State of Florida.

ARTICLE IV

The aggregate number of shares, which the corporation is authorized to issue and have outstanding at any time, is 1,000 common shares. Such 1,000 common shares shall consist of one class only having a par value of \$1.00 per share.

ARTICLE V

The street address of the initial registered office of the corporation is 13111 S.W. 20th St., Miramar, Fl 33027. The name of the corporation's initial registered agent at said address is ROGER LLAURADO.

ARTICLE VI

The number of directors constituting the initial Board of Directors shall be one

(1). The name and street address of the initial member of the Board of Directors is:

ROGER LLAURADO
13111 SW 20TH ST
Miramar, FL 33027

The number of Directors may be increased or diminished from time to time by Bylaws adopted by either the Shareholders or the Directors, but shall never be less than such number as required by the laws of the State of Florida.

ARTICLE VII

The name and street address of the incorporator is:

ROGER LLAURADO
13111 SW 20TH ST
MIRAMAR, FL 33027

ARTICLE VIII

No contract or other transaction between this corporation and one or more of its directors, officers and/or shareholders or any other corporation, firm, association or entity in which one or more of its directors, officers and/or shareholders are directors, offices,

shareholders or are financially interested shall be either void or voidable because of such relationship or interest, because such director or directors are present at the meeting of the board of directors or a committee thereof which authorizes, approves or ratifies such contract or transaction, or because his or their votes are counted for such purpose, if:

- (a) The fact of such relationship or interest is disclosed or known to the board of directors or committee which authorizes, approves or ratifies the contract or transaction by a vote or consent sufficient for the purpose without counting the votes or consents of such interested directors; or
- (b) *The fact of such relationship or interest is disclosed or known to the shareholders entitled to vote and they authorize, approve or ratify such contract or transaction by vote or written consent; or*
- (c) The contract or transaction is fair and reasonable as the corporation at the time it is authorized by the board, a committee thereof or the shareholders.

ARTICLE IX

These Articles of Incorporation may be amended in the manner provided by
Florida law.

