

10/31/2006

Division of Corporations

GATLIN & BIRCH, P.A.

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FLORIDA PROFIT/NON PROFIT CORPORATION

Melville Place Townhomes, Inc.

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ARTICLES OF INCORPORATION
OF
MELVILLE PLACE TOWNHOMES, INC.

SECRETARY OF STATE
TALLAHASSEE, FLORIDA

The undersigned, for the purpose of forming a corporation under the Florida Business Corporation Act, Chapter 607, Florida Statutes, do hereby adopt the following Articles of Incorporation:

ARTICLE 1 - NAME

The name of the corporation is Melville Place Townhomes, Inc.

ARTICLE 2 - CORPORATE COMMENCEMENT AND DURATION

The corporation shall have perpetual existence commencing on the date of execution of these Articles of Incorporation by the incorporator(s).

ARTICLE 3 - PURPOSE

This corporation is organized to transact any and all lawful business for which corporations may be incorporated.

ARTICLE 4 - CAPITAL STOCK

This corporation is authorized to issue 10,000 shares of \$1.00 par value common stock.

ARTICLE 5 - REGISTERED OFFICE AND AGENT

That the name of the corporation's initial registered agent is Scott Gregory Johnson, and the initial street address of the corporation's registered agent is 5026 Trenton St., Tampa, FL 33619.

ARTICLE 6 - INITIAL DIRECTORS

The number of directors constituting the initial Board of Directors of the corporation is two (2). The number of directors shall be fixed by the Bylaws of this corporation and may be changed from time to time, but shall never be less than one (1). The name and address of each person who is to serve as a member of the initial Board of Directors is:

NAME:

ADDRESS:

Scott Gregory Johnson

103 Laurel Tree Way
Brandon, FL 33511

Gregory Paul Johnson

111 Hickory Creek Blvd
Brandon, FL 33511

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The directors shall be elected by a plurality of the votes cast by the shares entitled to vote in the election at which a quorum is present.

ARTICLE 7 - INITIAL OFFICERS

The initial officers of the corporation are as follows:

<u>NAME:</u>	<u>OFFICE:</u>	<u>ADDRESS:</u>
Scott Gregory Johnson	President	103 Laurel Tree Way Brandon, FL 33511
Gregory Paul Johnson	Vice President	111 Hickory Creek Blvd Brandon, FL 33511
Pamela Ann Johnson	Secretary	111 Hickory Creek Blvd Brandon, FL 33511
Erika Elizabeth Johnson	Treasurer	103 Laurel Tree Way Brandon, FL 33511

ARTICLE 8 - PRINCIPAL OFFICE

The principal office of the corporation, for the time being and until changed, is 103 Laurel Tree Way, Brandon, FL 33511.

ARTICLE 9 - INCORPORATORS

The name and address of each Incorporator is:

<u>NAME:</u>	<u>ADDRESS:</u>
Scott Gregory Johnson	103 Laurel Tree Way Brandon, FL 33511

ARTICLE 10 - SHAREHOLDER QUORUM AND VOTING

The presence, at any shareholders meeting, in person or by proxy, of persons entitled to vote a majority of the shares of the corporation then issued and outstanding shall constitute a quorum for the transaction of business. If a quorum is present, action on a matter shall be deemed approved if the votes cast in favor of the action exceed the votes cast in opposition to the action, unless otherwise required in the Articles of Incorporation. In the event any person who is entitled to vote at a meeting of the shareholders abstains from voting, the shares which that person is entitled to vote shall not be considered in determining whether or not sufficient votes have been cast in favor of any matter or motion presented to

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the shareholders. Except as may be otherwise provided in these Articles of Incorporation or by F.S. §607.0721, each outstanding share of stock is entitled to one (1) vote on each matter submitted to the shareholders for a vote.

ARTICLE 11 - BOARD OF DIRECTORS QUORUM AND VOTING

A majority of the authorized number of directors shall constitute a quorum of the Board of Directors for the transaction of business. The affirmative vote of a majority of the directors present at a meeting at which a quorum is present is required to constitute any act or decision of the Board of Directors.

ARTICLE 12 - RIGHT TO REDEEM

The corporation has the right to redeem its shares at the price, and subject to the terms and conditions, contained in any stock purchase agreement entered into by the corporation, if any.

ARTICLE 13 - COMPENSATION OF OFFICERS

The Board of Directors shall have the authority to determine and set the compensation of all of the officers of the corporation, including the salaries of those officers who are also members of the Board of Directors, and no director shall be disqualified from voting on such compensation by virtue of also being an officer of the corporation.

IN WITNESS WHEREOF, for the purpose of forming this corporation under the laws of the State of Florida, I/we, the undersigned, constituting the incorporator(s) of this corporation, have executed these Articles of Incorporation on this 3/5 day of October, 2006.


SCOTT GREGORY JOHNSON

REGISTERED AGENT ACCEPTANCE

I, the undersigned, hereby acknowledge that I am familiar with and accept the duties, obligations and responsibilities as registered agent for this corporation.


REGISTERED AGENT

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