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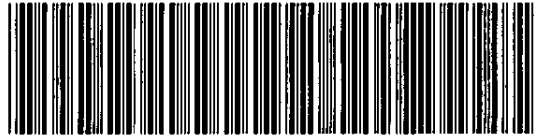
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SECRETARY OF STATE
TALLAHASSEE, FLORIDA

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COVER LETTER

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

SUBJECT: Andersen Properties of Welaka, 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:

Karla Crosby Ayer
Name (Printed or typed)

P.O. Box 861096
Address

St. Augustine, FL 32086
City, State & Zip

904 824 8366
Daytime Telephone number

Kayer@ayerlaw.com
E-mail address: (to be used for future annual report notification)

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

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AND
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SECRETARY OF STATE
TALLAHASSEE, FLORIDA

ARTICLES OF INCORPORATION

OF

ANDERSEN PROPERTIES OF WELAKA, INC.

ARTICLE I - NAME and PRINCIPAL PLACE OF BUSINESS

The name of this corporation is ANDERSEN PROPERTIES OF WELAKA, INC. and its principal place of business shall be located at 2309 Plantation Lake Drive, Saint Augustine, Florida 32086.

ARTICLE II - DURATION

This corporation shall have perpetual existence commencing on the date of this filing of these Articles of Incorporation with the Department of State.

ARTICLE III - PURPOSE

This corporation is organized for the purpose of transacting any or all lawful business.

ARTICLE IV - CAPITAL STOCK

This corporation is authorized to issue One Thousand (1,000) shares of common stock at One Dollar and 00/100ths per share (\$1.00) par value, which shall be designated as "Common Shares."

ARTICLE V - PRE-EMPTIVE RIGHTS

Every shareholder, upon the sale for cash of any new stock of this corporation shall have the right to purchase his pro-rata share thereof (as nearly as may be done without issuance of fractional shares) at the price at which it is offered to others.

ARTICLE VI - DIVIDENDS

No dividends shall be paid except by express Resolution of the corporation, or, as set forth in its Bylaws.

ARTICLE VII - INITIAL REGISTERED OFFICE AND AGENT

The street address of the initial registered office of this corporation is 1048 Cheyenne Drive, Saint Augustine, FL 32086 and the name of the initial registered agent of this corporation at that address is Karla Crosby Ayer, Esq.

ARTICLE VIII - DIRECTORS

Initially, this corporation shall have ONE (1) Director who shall serve until his successor shall be elected/appointed at the first meeting of the stockholders and thereafter this corporation shall have no less than one (1) director constituting the initial Board of Directors. The number of Directors may be either increased or decreased from time to time by the Bylaws. The name and address of the initial director is as follows:

<u>Name</u>	<u>Address</u>
Moreau P. Estes, V	PO Box 3545 St. Augustine, Florida 32085

ARTICLE IX - OFFICERS

The names and addresses of the initial officers of the corporation, who shall serve until their successors shall be elected or appointed, are:

<u>Name</u>	<u>Address</u>
President	Moreau P. Estes, V P. O. Box 3545 St. Augustine, Florida 32085
Vice President	T. Ewell Estes II 3027 Lake Shore Blvd. Jacksonville, Florida 32210

Secretary

Karla Crosby Ayer
PO Box 861096
St. Augustine, Florida 32086

Treasurer

Moreau P. Estes, V
PO Box 3545
St. Augustine, Florida 32085

ARTICLE X - INCORPORATOR

The name and address of the Incorporator signing these articles is:

Name

Address

Moreau P. Estes, V

PO Box 3545
St. Augustine, Florida 32085

ARTICLE XI - INDEMNIFICATION

The corporation shall indemnify any Officer or Director, or any former Officer or Director, to the full extent permitted by law. No officer or director shall be personally liable for monetary damages to the corporation or any other person for any statement, vote, decision, or failure to act, regarding corporate management or policy, unless that officer or director breached or failed to perform his duties as an officer or director as provided §607.0831, Florida Statutes (1990).

ARTICLE XII - AMENDMENT

This corporation reserves the right to amend or repeal any provision contained in these Articles of Incorporation, or any amendment hereto, and any right conferred upon the shareholders is subject to this reservation. Articles may be amended at any time by a majority vote of the shareholders.

IN WITNESS WHEREOF, the undersigned incorporator has executed these Articles of Incorporation on the date of signing.

Dated: September 5, 2009

By


Moreau P. Estes, V
Incorporator

**CERTIFICATE DESIGNATING PLACE AND NAMING AGENT
UPON WHOM PROCESS MAY BE SERVED**

In compliance with Section 48.091, Florida Statutes, the following is submitted:

First, that Andersen Properties of Welaka, Inc., desiring to organize or qualify under the laws of the State of Florida, has named Karla Crosby Ayer, Esq., located at 1048 Cheyenne Drive, Saint Augustine, Florida 32086 as its agent to accept service of process within Florida.

Dated: September 5, 2009

By


Moreau P. Estes, V
Incorporator

ACCEPTANCE OF DESIGNATION BY REGISTERED AGENT

Having been named as registered agent and to accept service of process for the above stated corporation, at the place designated in this certificate, I hereby agree to act in this 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.

Dated: September 5, 2009

By


Karla Crosby Ayer
Registered Agent

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TALLAHASSEE, FLORIDA

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AND
FILED