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SECRETARY OF STATE
TALLAHASSEE, FLORIDA

SP 10/15/09

March 30, 2009

Secretary of State
Division of Corporations
Clifton Building
2661 Executive Center Circle
Tallahassee, FL 32301

Re.: Quintal Property Management Co., a Florida Corporation

Gentlemen:

Enclosed find copy of Articles of Incorporation of Quintal Property Management Co. Our check for \$70.00 is enclosed. Please process the incorporation immediately.

Regards,



Juan Quintal

jq/ms

.enclosures

EFFECTIVE DATE 10/01/2009

ARTICLES OF INCORPORATION OF
QUINTAL PROPERTY MANAGEMENT CO.
A FLORIDA CORPORATION

The undersigned subscriber to these Articles of Incorporation is a natural person competent to contract and hereby form a Corporation for profit under Chapter 607 of the Florida statutes.

Article I. NAME

The name of this corporation is Quintal Property Management Co. (hereinafter the "Corporation").

Article II. PRINCIPAL OFFICE

The address of the principal office of this Corporation is located at 4905 SW 74 CT, Miami, Florida 33155 and the mailing address is P.O. Box 431650, Miami, FL 33243-1650.

Article III. PURPOSE

This corporation may transact and engage itself in any and all lawful business for which corporations may be incorporated under the Florida General Corporation Act and the laws of the United States.

Article IV. TERM OF EXISTENCE

This corporation shall have perpetual existence.

Article V. INCORPORATOR(S)

The name and address of the person signing these Articles of Incorporation is Juan Quintal whose address shall be the principal office of the Corporation.

Article VI. OFFICER(S)

The officer(s) of the Corporation shall be:

President:	Juan Quintal
Treasurer:	Juan Quintal
Secretary:	Juan Quintal

whose addresses shall be the same as the principal office of the Corporation.

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TALLAHASSEE, FLORIDA

Article VII. DIRECTOR(S)

This corporation shall have five (5) Director(s). However, the number may be increased or decreased as set forth in the Bylaws that may be adopted from time to time. However, in no event shall the number of director(s) be less than one.

The Director(s) of the Corporation shall be:

Juan Quintal

whose addresses shall be the same as the principal office of the Corporation.

Article VIII. MANAGEMENT OF CORPORATION BY DIRECTORS

Management of the Corporation shall be carried out by the Board of Directors; however, the day to day affairs shall be carried out by the officers of the corporation as identified in the Bylaws.

Article IX. MEETING BY CONFERENCE TELEPHONE

Shareholders, Officers, and Directors of the Corporation may participate in special or regular meetings of said individuals by means of conference telephone as provided by law.

Article X. CORPORATE CAPITALIZATION

The aggregate number of shares which the Corporation has the authority to issue is ONE MILLION shares (1,000,000), of which SEVEN HUNDRED FIFTY THOUSAND shares (750,000) shall be common stock with a par value of One Dollar (\$1.00); and TWO HUNDRED FIFTY THOUSAND shares (250,000) shall be preferred stock with a par value of One Dollar (\$1.00).

1. Common Stock

1a. All holders of shares of common stock shall be identical with each other in every respect and the holders of common shares shall be entitled to have unlimited voting rights on all shares and be entitled to one vote for each share on all matters on which Shareholders have the right to vote.

1b. All holders of shares of common stock, upon the dissolution of the Corporation, shall be entitled to receive the net assets of the Corporation.

1c. No holder of shares of stock of any class shall have any preemptive right to subscribe to or purchase any additional shares of any class, or any bonds or convertible securities of any nature, provided; however, that the Board of Director(s) may, in authorizing the issuance of shares of stock of any class, confer any preemptive right that the Board of Director(s) may deem advisable in connection with such issuance.

1d. The Board of Director(s) of the Corporation may authorize the issuance from time to time of shares of its stock of any class, whether now or hereafter authorized, or securities convertible into shares of its stock of any class, whether now or hereafter authorized, for such consideration as the Board of Director(s) may deem advisable, subject to such restrictions or limitations, if any, as may be set forth in the Bylaws of the Corporation.

1e. The Board of Director(s) of the Corporation may, by Restated Articles of Incorporation, classify or reclassify any unissued stock from time to time by setting or charging the preferences, conversions or other rights, voting powers, restrictions, limitations as to dividends, qualifications, or term or conditions of redemption of the stock.

2. Preferred Stock

The preferred stock may be divided into one or more series or classes, with each series separately designated so as to distinguish the shares thereof from the shares of all other series or classes. The Board of Directors is authorized to divide the preferred stock into one or more series or classes, by adoption of supplementary sections or amendments to the articles of incorporation, having the relative rights, preferences and limitations as may from time to time be determined by the Board of Director. Without limiting the generality of the foregoing, the Board of Director(s) is authorized to fix and determine:

2a. The number of shares which shall constitute the series and the designation of such shares;

2b. The rate and the time at which dividends on that series shall be paid, whether dividends shall be cumulative and the participating or other special rights, if any, with respect to dividends;

2c. The voting powers full or limited, if any, of shares of such series;

2d. Whether the shares of such series shall be redeemable and, if so, the price(s) at which, and the terms and conditions on which, such shares may be redeemed and the terms and amount of any sinking fund or purchase fund, if any, for the purchase or redemption of that series;

2e. The amount(s) payable upon the shares of such series in the event of voluntary or involuntary liquidation, dissolution, or winding up the Corporation;

2f. The terms upon which the holder of any series may convert their shares into any class or classes;

2g. The price or the consideration for which the shares of such series shall be issued; and

2h. Whether the shares of such series which are redeemed or converted shall have the status of authorized but unissued shares of serial preferred stock and whether such shares may be reissued as shares of the same or any other series of serial preferred stock.

Each share of each series of serial preferred stock shall have the same relative rights as and be identical in respects with all the other shares of the same series.

Article XI. SUB-CHAPTER "S" CORPORATION

The Corporation may elect to be an S Corporation, as provided in Sub-Chapter S of the Internal Revenue Code of 1986, as amended.

XI a. The shareholders of this Corporation may elect and, if elected, shall continue such election to be an S Corporation as provided in Sub-Chapter S of the Internal Revenue Code of 1986, as amended, unless the shareholders of the Corporation unanimously agree otherwise in writing.

XI b. After this Corporation has elected to be an S Corporation, none of the shareholders of this Corporation, without the written consent of all the shareholders of this Corporation shall take any action, or make any transfer or other disposition of the shareholders' shares of stock in the Corporation, which will result in the termination or revocation of such election to be an S Corporation, as provided in Sub-Chapter S of the Internal Revenue Code of 1986, as amended.

XI c. Once the Corporation has elected to be an S Corporation, each share of stock issued by this Corporation shall contain the following legend:

"The shares of stock represented by this certificate cannot be transferred if such transfer would void the election of the Corporation to be taxed under Sub-Chapter S of the Internal Revenue Code of 1986, as amended."

Article XII. SHAREHOLDER'S RESTRICTIVE AGREEMENT

All of the shares of stock of this Corporation may be subject to a Shareholders' Restrictive Agreement containing numerous restrictions on the rights of shareholders of the Corporation and transferability of the shares of stock of the Corporation. A copy of the Shareholders' Restrictive Agreement, if any, is on file at the principal office of the Corporation.

Article XIII. POWER OF CORPORATION

The Corporation shall have the same powers as an individual to do all things necessary or convenient to carry out its business and affairs, subject to any limitations or restrictions imposed by applicable law or these Articles of Incorporation.

Article XIV. INDEMNIFICATION

The Corporation shall indemnify a director or officer of the Corporation who was wholly successful, on the merits or otherwise, in the defense of any proceeding to which the director or officer was a party because the director or officer is or was a director or officer of the Corporation against reasonable attorney fees and expenses incurred by the director or officer in connection with the proceeding. The Corporation may indemnify an individual made a party to a proceeding because the individual is or was a director, officer, employee or agent of the Corporation against liability if authorized in the specific case after determination, in the manner required by the board of directors, that indemnification of the director, officer, employee or agent, as the case may be, is permissible in the circumstances because the director, officer, employee or agent has met the standard of conduct set forth by the board of directors. The indemnification and advancement of attorney fees and expenses for directors, officers, employees or agents of the Corporation shall apply when such persons are serving at the Corporation's request while a director, officer, employee or agent of the Corporation, as the case may be, as director, officer, partner, trustee, employee or agent of another foreign or domestic Corporation,

partnership, joint venture, trust, employee benefit plan or other enterprise, whether or not for profit, as well as in their official capacity with the Corporation. The Corporation also may pay for or reimburse the reasonable attorney fees and expenses incurred by a director, officer, employee or agent of the Corporation who is a party to a proceeding in advance of final disposition of the proceeding. The Corporation also may purchase and maintain insurance on behalf of an individual arising from the individual's status as a director, officer, employee or agent of the Corporation, whether or not the Corporation would have power to indemnify the individual against the same liability under the law. All references in these Articles of Incorporation are deemed to include any amendment or successor thereto. Nothing contained in these Articles of Incorporation shall limit or preclude the exercise of any right relating to indemnification or advance of attorney fees and expenses to any person who is or was a director, officer, employee or agent of the Corporation or the ability of the Corporation otherwise to indemnify or advance expenses to any such person by contract or in any other manner. If any word, clause or sentence of the foregoing provisions regarding indemnification or advancement of the attorney fees or expenses shall be held invalid as contrary to law or public policy, it shall be severable and the provisions remaining shall not be otherwise affected. All references in these Articles of Incorporation to "director", "officer", "employee" and "agent" shall include the heirs, estates, executors, administrators and personal representatives of such persons.

Article XV. BYLAWS

The Board of Director(s) of the Corporation shall have power, without the assent or vote of the shareholders, to make, alter, amend or repeal the Bylaws of the Corporation, but the affirmative vote of a number of Directors equal to a majority of the number who would constitute a full Board of Director(s) at the time such action shall be necessary to take any action for the making, alteration, amendment or repeal of the Bylaws.

Article XVI. REGISTER OWNER(S)

The Corporation, to the extent permitted by law, shall be entitled to treat the person in whose name any share or right is registered on the books of the Corporation as the owner thereto, for all purposes, and except as may be agreed in writing by the Corporation, the Corporation shall not be bound to recognize any equitable or other claim to, or interest in,

such share or right on the part of any other person, whether or not the Corporation shall have notice thereof.

Article XVII. REGISTER AGENT

The name of the registered agent and the street address of the registered office of the Corporation is Juan Quintal whose address shall be the principal office of the Corporation.

Article XVIII. AMENDMENT

The Corporation reserves the right to amend, alter, change or repeal any provision contained in these Articles of Incorporation, or in any amendment hereto, or to add any provision to these Articles of Incorporation or to any amendment hereto, in any manner now or hereafter prescribed or permitted by the provisions of any applicable statute of the State of Florida, and all rights conferred upon shareholders in these Articles of incorporation or any amendment hereto are granted subject to this reservation.

Article IX. EFFECTIVE DATE

The Corporation effective date will be October 01, 2009.

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SECRETARY OF STATE
TALLAHASSEE, FLORIDA

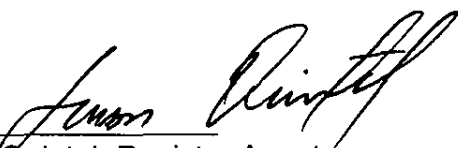
IN WITNESS WHEREOF, I have hereunto set my hand and seal, acknowledged and filed the foregoing Articles of Incorporation under the laws of the State of Florida, this 30th day of March, 2009.



Juan Quintal, Incorporator

ACCEPTANCE OF APPOINTMENT OF REGISTERED AGENT

The undersigned hereby accepts the appointment as Registered Agent contained in the foregoing Articles of Incorporation.



Juan Quintal, Register Agent