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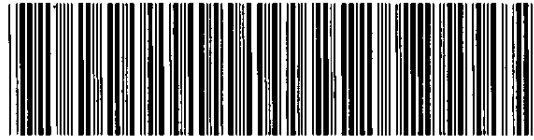
(Business Entity Name)

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TALLAHASSEE, FLORIDA

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MAR 23 2017

CAPITAL CONNECTION, INC.

417 E. Virginia Street, Suite 1 • Tallahassee, Florida 32301
(850) 224-8870 • 1-800-342-8062 • Fax (850) 222-1222

CAY CONDOMINIUM RENTALS, INC.

Signature _____

Requested by: BA

3/22/17

Name _____

Date _____

Time _____

Walk-In _____

Will Pick Up _____

- ☒ Art of Inc. File _____
- _____ LTD Partnership File _____
- _____ Foreign Corp. File _____
- _____ L.C. File _____
- _____ Fictitious Name File _____
- _____ Trade/Service Mark _____
- _____ Merger File _____
- _____ Art. of Amend. File _____
- _____ RA Resignation _____
- _____ Dissolution / Withdrawal _____
- _____ Annual Report / Reinstatement _____
- _____ Cert. Copy ARTS & A _____
- ☒ Photo Copy _____
- _____ Certificate of Good Standing _____
- _____ Certificate of Status _____
- _____ Certificate of Fictitious Name _____
- _____ Corp Record Search _____
- _____ Officer Search _____
- _____ Fictitious Search _____
- _____ Fictitious Owner Search _____
- _____ Vehicle Search _____
- _____ Driving Record _____
- _____ UCC 1 or 3 File _____
- _____ UCC 11 Search _____
- _____ UCC 11 Retrieval _____
- _____ Courier _____

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**ARTICLES OF INCORPORATION
OF
CAY CONDOMINIUM RENTALS, INC.**

The undersigned, **Steven McKeon**, of 1225 76th Street, Marathon, Florida 33050, being a natural person and having subscribed to shares of the corporation to be organized pursuant hereto, for the purposes of forming a corporation for profit under the general laws of the State of Florida pursuant to Section 607, Florida Statutes, and does hereby adopt the following Articles of Incorporation and certifies as follows:

Article I -- *Name*

The name of the corporation shall be **CAY CONDOMINIUM RENTALS, INC.**

Article II -- *Principal Office*

The location of the principal place of business of the corporation shall be 1225 76th Street, Marathon, Florida 33050; and, the mailing address of the corporation business shall be P.O. Box 510069, Key Colony Beach, Florida 33051-0069.

Article III -- *Term of Existence*

The corporation shall have perpetual existence; and, the commencement of the corporate existence shall be at the time of filing of these Articles of Incorporation by the Department of State of the State of Florida.

Article IV -- *Initial Registered Agent and Street Address*

The address of the initial registered office of this Corporation in the State of Florida is: 5701 Overseas Highway, Suite 12, Marathon, Florida 33050; and, the name of the initial registered agent at that address is James J. Dorl.

Article V -- *Purpose*

The general nature of the business to be transacted by the corporation shall be:

- a. To carry on a general condominium unit rental business at The Condominium in Key Colony Beach, Monroe County, Florida, or at any other condominium property in the State of Florida; to engage generally in the real estate rental management business as principal, agent, and in any lawful capacity; and, generally to rent, lease,

improve, develop, divide, sub-divide, and otherwise handle, manage, operate and deal in and with condominium units, and any interests or rights therein, provided that, all officers of the corporation who actively participate in any brokerage business for the corporation within the State of Florida, and all rental management persons employed by the corporation to act in any such capacity within the State of Florida, must hold a current certificate of registration issued by the Department of Registration and Education of the State of Florida.

- b. To carry on a general mercantile, industrial, investing, and trading business in all of its branches; to devise, invent, manufacture, fabricate, assemble, install, service, maintain, alter, buy, sell, import, export, license as licensor or licensee, lease as lessor or lessee, distribute, job, enter into, negotiate, execute, acquire, and assign licensing arrangements, options, franchises, and other rights in respect of, and generally deal in and with, at wholesale and retail, as principal, and as sales, business, special or general agent, representative, factor, merchant, distributor, jobber, advisor, and in any other lawful capacity, goods, wares, merchandise, commodities, and unimproved, improved, finished, processed, or other, real, personal or mixed properties of any and all kinds, together with components, resultants, and by-products thereof.
- c. To carry on a general construction, contracting, building, and realty management business, as principal, agent, representative, contractor, subcontractor, and in any other lawful capacity; to construct, build, purchase, acquire, hold, own, equip, manage, operate, maintain, control, improve, develop, pledge, mortgage, or create liens upon, turn to account, lease, sell, convey, or otherwise, dispose of, any and all houses, factories, buildings, or constructions of any nature, facilities, installations, plants, manufactories, machinery, equipment, implements, works, tanks, reservoirs, docks, piers, wharves, dry-docks, bulkheads, constructions and repair shops and plants, elevators, terminals, warehouses, markets, storage plants, and all appliances and appurtenances thereof of every kind and character whatsoever to the extent that the same are, or may be, authorized by the statutes under which the corporation is incorporated, and by the laws of any jurisdiction wherein any such works are located.
- d. To operate any and all types of marine businesses, including, but not limited to, the manufacture, charter, lease, and/or rental of any and all types of marine craft and accessories, either by or to the corporation; to take, lease, purchase, or otherwise acquire, and to own, use, hold, sell, convey, exchange, hire, lease, operate, manage, pledge, mortgage, and otherwise handle and deal in, and dispose of, as principal, agent, or in any lawful capacity, boat yards, marine accessory and hardware stores, lumber yards, boat storage yards and boat marinas; to engage in the design and construction of, remodeling or reconstruction of, maintenance, alteration or repair of, and to own, use, hold, acquire, purchase, sell, assign, transfer, dispose of, mortgage, pledge, lease, and generally deal in and with, as principal, agent, and in any lawful capacity, any and all types of boats or vessels; to engage in marine salvage actions of any nature; to sell, lease, charter, or otherwise put to use products and services of the corporation or others; and, in general, to conduct any and all business necessary to the operation of a business engaged in or associated with exploration and salvage of any nature.
- e. To engage generally in the real estate business as principal, agent, and in any lawful capacity; and, generally to take, lease, purchase, or otherwise acquire, and to own, use, hold, sell, convey, exchange, lease, mortgage, work, clear, improve, develop, divide, sub-divide, and otherwise handle, manage, operate and deal in and dispose of real estate, real property, lands, multiple-dwelling structures, houses, buildings and other works, and any interests or rights therein, provided that, all officers of the corporation who actively participate in any brokerage business for the corporation within the State of Florida, and all real estate salespersons employed by the corporation to act in any such capacity within the State of Florida, must hold a current certificate of registration issued by the Department of Registration and Education of the State of Florida; to take, lease, purchase, or otherwise acquire, and to own, use, sell, convey, exchange, hire, lease, pledge, mortgage or otherwise handle, and deal in and dispose of, as principal, agent, or in any lawful capacity, such personal property, chattels, chattels real, rights, easements, privileges, choses in action, notes, bonds mortgages and securities as may lawfully be acquired, held, or disposed of; and to acquire, purchase, sell, assign, transfer, dispose of, and generally deal in and with, as principal, agent, or in any other lawful capacity, mortgages and other interest in real, personal and mixed properties.
- f. To purchase, receive, take by grant, gift, devise, bequest or otherwise, lease or otherwise acquire, own, hold, improve, employ, use and otherwise deal in and with real or personal property, or any interest therein, wherever situated, and to sell, convey, lease, exchange, transfer, or otherwise, dispose of, or mortgage or pledge, all or any of its property and assets, or any interest therein, wherever situated.

- g. To make, enter into, perform and carry out contracts of every kind and description with any person, firm, association, corporation or government, or any agency or instrumentality thereof.
- h. To acquire by purchase, exchange or otherwise, all, or any part of, or any interest in, the properties, assets, business and good will of any one or more persons, firms, associations or corporations heretofore or hereafter engaged in any business for which a corporation may now or hereafter be organized under the laws of the State of Florida; to pay of the same in cash, property, or its own or other securities; to hold, operate, reorganize, liquidate, sell, or in any manner dispose of the whole or any parts thereof; and, in connection therewith, to assume any liabilities, obligations or contracts of such persons, firms, associations or corporations, and to conduct the whole or any part of any business thus acquired.
- i. To generally engage in, do and perform any enterprise, act or vocation that a natural person might or could do or perform; to engage in any commercial, industrial and agricultural enterprise calculated or designed to be profitable to this corporation and in conformity with the laws of the State of Florida; and, to conduct its business, promote its purposes, and carry on its operations in any and all of its branches and maintain offices both within and without the State of Florida; provided that, at all times, the corporation and any and all officers and/or employees thereof directly connected with any business or enterprise which is regulated, or which requires registration or licensing by any department, agency of instrumentality of the State of Florida, any other state of the United States of America, or the government of the United States of America, shall comply with any and all such state or federal regulations, registration requirements or licensing requirements concerning the operation of of such businesses or enterprises.
- j. To promote and exercise all or any part of the foregoing purposes and powers, and to conduct its business in all or any of its branches, as principal, agent, factor, contractor, and in any other lawful capacity, either alone or through, or in conjunction with any corporation, association, partnership, firm, trustee, syndicate, individual, organization or other entity, and, in conducting its business and promoting any of its purposes, to maintain offices, branches and agencies to make and perform contracts and to do any act or thing, and to carry on any business and to exercise any powers and privileges suitable, convenient, or proper for the conduct, promotion, and attainment of any of the business and purposes herein specified or which, at any time, may be incidental thereto, or may appear conducive to or expedient for the accomplishment of any of such business and purposes, and which might be engaged in or carried on by a corporation incorporated, organized, or authorized to transact business within the State of Florida, and to have and exercise all of the powers conferred by the laws of the State of Florida upon corporations incorporated, organized, or authorized to transact business within the State of Florida, whether specifically set forth hereinabove or not.

Article VI – Shares

The aggregate number of shares of capital stock which the corporation is authorized to issue shall be one thousand (1,000) shares. All such shares shall be designated as Common Stock of the corporation, and the par value of each such share shall be One Dollar (\$1.00).

Article VII -- Initial Capital

The corporation shall not commence business until at least One Hundred Dollars (\$100.00) has been received as consideration for the issuance of shares of its common stock.

Article VIII – Initial Directors and/or Officers

The number of Directors shall be at least one (1) and not more than four (4) as shall be determined by the By-Laws.

The names and addresses of the first Board of Directors and Officers, who subject to the provisions of the Articles of Incorporation, By-Laws and the general laws of the State of Florida shall hold office for the first year of the corporation's existence or until their successors shall be duly elected and qualified are:

<i>Name</i>	<i>Office</i>	<i>Address</i>
Steven McKeon	President and Director	1225 76 th Street Marathon, FL 33050
Karen McKeon	Secretary/Treasurer and Director	1225 76 th Street Marathon, FL 33050

Article IX – Reserved and Pre-Emptive Rights

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

The stockholders of the corporation shall have the pre-emptive right to purchase any of the stock of this corporation not sold in the original issue at its fair market value, and no such stock of the original or any subsequently authorized issue shall be sold to a party outside of the corporation without the said stock having been first offered to the stockholders of the corporation, and without the stockholders approving such sale at the regular annual meeting or at a special meeting called for such purpose.

IN WITNESS WHEREOF, the undersigned has hereunto subscribed his name on this ____ day of 3-21, 2017.



Steven McKeon, Incorporator

STATE OF FLORIDA }
COUNTY OF MONROE }

ss.

Be it Known, that on this 21 day of MARCH, 2017, before me, a Notary Public in and for the State and County aforesaid, personally came and appeared **Steven McKeon**, to me known to be the same person described in and who executed the foregoing instrument, and acknowledged the execution thereof to be his free act and deed, for the uses and purposes therein set forth.

(Check one:)



Said person(s) is/are personally known to me.

Said person(s) provided the following identification: _____

Dona Marie Varney
Signature of Notary Public

DONA MARIE VARNEY
Typed/Printed Name of Notary

My Commission Expires:



Acceptance of Registered Agent

I, **James J. Dorl**, having been named as Registered Agent, hereby agree to accept service of process for the above-named corporation at the place designated in the above Articles of Incorporation; I hereby state that I am familiar with and hereby accept the appointment as Registered Agent and agree to act in this capacity, as required by law.

[Signature]
James J. Dorl, Registered Agent

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