

Division of Corporations

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FLORIDA PROFIT/NON PROFIT CORPORATION  
VIERA BUILDERS REALTY, INC.

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SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

**ARTICLES OF INCORPORATION  
OF VIERA BUILDERS REALTY, INC.**

The undersigned, acting as incorporator of this Corporation pursuant to Chapter 607 of the Florida Statutes, hereby forms a corporation for profit under the laws of the State of Florida and adopts the following Articles of Incorporation for such Corporation:

**ARTICLE I - NAME OF CORPORATION**

The name of this Corporation shall be Viera Builders Realty, Inc.

**ARTICLE II - PRINCIPAL OFFICE AND MAILING ADDRESS**

The principal office of this Corporation shall be located at 7380 Murrell Road, Suite 201, Viera, Florida 32940. The mailing address of the Corporation shall be P.O. Box 620257, Oviedo, Florida 32762-0257.

**ARTICLE III - CAPITAL STOCK**

The maximum number of shares of capital stock that this Corporation is authorized to issue and have outstanding at any one time is one thousand (1,000) shares of common stock having a par value of One Dollar (\$1.00) per share.

**ARTICLE IV - INITIAL REGISTERED OFFICE  
AND REGISTERED AGENT**

The initial street address of the registered office of this Corporation in the State of Florida shall be 7380 Murrell Road, Suite 201, Viera, Florida 32940. The Board of Directors may from time to time move the registered office to any other address in Florida. The name of the initial registered agent of this Corporation at that address is Jay A. Decator, III. The Board of Directors may from time to time designate a new registered agent.

**ARTICLE V - INCORPORATOR**

The name and address of the incorporator of this Corporation is: Viera Builders, Inc., 7380 Murrell Road, Suite 201, Viera, Florida 32940.

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ARTICLE VI - INITIAL BOARD OF DIRECTORS

- A. The initial number of directors of this Corporation shall be three (3).
- B. The number of directors may be increased or decreased from time to time in accordance with the Bylaws of this Corporation, but shall never be less than one (1).
- C. The names and addresses of the initial members of the Board of Directors, who shall hold office for the first year of existence of this Corporation or until their successors are elected or appointed and have qualified, are:

Palmer B. Weeks, Jr.	P.O. Box 620257 Oviedo, Florida 32762-0257
Tracy Duda Chapman	P.O. Box 620257 Oviedo, Florida 32762-0257
Mark E. Engwall	P.O. Box 620257 Oviedo, Florida 32762-0257

ARTICLE VII - INITIAL QUALIFYING BROKER

The name and address of the initial qualifying real estate broker for the Corporation, who shall also be a Vice President of the Corporation, are:

Robert Lee Ward, Jr.	7380 Murrell Road, Suite 201 Viera, Florida 32940
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ARTICLE VIII - PURPOSE

The general purpose for which this Corporation is organized shall be to conduct and transact any and all lawful business authorized or not prohibited by Chapter 607 of the Florida Statutes, as the same may be from time to time amended, including, but not limited to, acting as a broker pursuant to Chapter 475 of the Florida Statutes.

ARTICLE IX - DATE OF EXISTENCE

This Corporation shall exist perpetually, commencing on the date of filing of these Articles of Incorporation.

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IN WITNESS WHEREOF, the undersigned incorporator has made and subscribed these  
Articles of Incorporation this 19<sup>th</sup> day of April, 2017.

VIERA BUILDERS, INC.

By:   
Stephen L. Johnson, President

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STATEMENT OF ACCEPTANCE OF REGISTERED AGENT

Having been named as registered agent for the above-mentioned Corporation, at the place designated in the foregoing Articles of Incorporation, I hereby accept such designation and agree to act in such capacity, and I further agree to comply with the provisions of all statutes relative to the proper and complete performance of my duties as registered agent. I am familiar with, and accept the duties and obligations of, Section 607.0505 of the Florida Statutes.

  
Jay A. Decator III

Date: April 19<sup>th</sup>, 2017

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