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Florida Department of State
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To: Division of Corporations
Fax Number : (850) 617-6381

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FLORIDA PROFIT/NON PROFIT CORPORATION

Palencia I, Inc.

Certificate of Status	0
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JAN 12 2018

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ARTICLES OF INCORPORATION
OF
PALENCIA I, INC.

SECRETARY OF STATE
TALLAHASSEE, FLORIDA

The undersigned Incorporator, being a person competent to contract, subscribes to these Articles of Incorporation to form a Corporation for profit under the laws of the State of Florida.

ARTICLE I - Name

The name of this corporation shall be:

PALENCIA I, INC.

ARTICLE II - Business and Activities

The sole purposes of this Corporation is to own an equity interest (at least 0.5%) in PALENCIA APARTMENTS, LLC, a Florida limited liability company ("Palencia LLC") and personal property related thereto, and to act as manager of Palencia, LLC.

ARTICLE III - Capital Stock

The authorized capital stock of this Corporation and the maximum number of shares of stock that this Corporation is authorized to issue and have outstanding at any one time is 10,000 shares of common stock having no par value.

ARTICLE IV - Term of Existence

The effective date upon which this Corporation shall come into existence shall be January 11, 2018, and it shall exist perpetually thereafter unless dissolved according to law.

ARTICLE V - Initial Corporate Office;
Initial Registered Office and Agent

The street address and mailing address of the initial principal office of this Corporation is 2701 N.W. Boca Raton Blvd., Suite 202, Boca Raton, Florida 33431. The street address of the initial registered office of this Corporation is 329 Park Avenue North, Second Floor, Winter Park, Florida 32789 and the name of the initial registered agent of this Company at that address is WHWW, Inc.

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ARTICLE VI - Directors

A. The number of Directors may be either increased or diminished from time to time by the Board of Directors or the Shareholders in accordance with the By-Laws of this Corporation. The initial number of Directors shall be one (1) and the initial member of the Board of Directors shall be:

IRA J. GINSBERG
2701 N.W. Boca Raton Blvd., Suite 202
Boca Raton, Florida 33431

B. Directors, as such, shall receive such compensation for their services, if any, as may be set by the Board of Directors at any annual or special meeting thereof. The Board of Directors may authorize and require the payment of reasonable expenses incurred by Directors in attending meetings of the Board of Directors.

C. Nothing in this Article shall be construed to preclude the Directors from serving the Corporation in any other capacity and receiving compensation therefor.

D. Any Director may be removed from office by the holders of a majority of the stock entitled to vote thereon at any annual or special meeting of the Shareholders of this Corporation, for any cause deemed sufficient by such Shareholders.

E. In case one or more vacancies shall occur in the Board of Directors by reason of death, resignation or otherwise, the vacancies shall be filled by the Shareholders of this Corporation at their next annual meeting or at a special meeting called for the purpose of filling such vacancies; provided, however, any vacancy may be filled by the remaining Directors until the Shareholders have acted to fill the vacancy.

ARTICLE VII - Incorporator

The name of the Incorporator signing these Articles is Craig A. Minegar and his address is 329 Park Avenue North, Second Floor, Winter Park, Florida 32789.

ARTICLE VIII - Lost or Destroyed Certificates

Stock certificates to replace lost or destroyed certificates shall be issued on such basis and according to such procedures as are from time to time provided for in the By-Laws of this Corporation.

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ARTICLE IX - Amendment to Articles

These Articles of Incorporation may be amended in the manner provided by law. Every amendment shall be approved by the Board of Directors, proposed by them to the Shareholders, and approved at a Shareholders' meeting by the holders of a majority of the stock issued and entitled to be voted, unless all the Directors and all the Shareholders sign a written statement manifesting their intention that a certain amendment to these Articles of Incorporation be made.

ARTICLE X - By-Laws

The power to adopt, alter, amend or repeal By-Laws of this Corporation shall be vested in the Shareholders or the Board of Directors of this Corporation; provided, however, that any By-Laws adopted by the Directors which are inconsistent with any By-Laws adopted by the Shareholders shall be void, and the Directors may not alter, amend or repeal any By-Laws adopted by the Shareholders.

IN WITNESS WHEREOF, the undersigned Incorporator has executed these Articles of Incorporation this 11th day of January, 2018.


IRA J. GINSBERG

SECRETARY OF STATE
PALM BEACH COUNTY, FLORIDA

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ACCEPTANCE OF APPOINTMENT AS REGISTERED AGENT

Having been named as registered agent to accept service of process for the above stated corporation at the place designated in these Articles, I am familiar with and accept the appointment as registered agent and agree to act in this capacity.

WHWW, Inc., a Florida corporation

By: 
Craig A. Minegar, Vice President

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