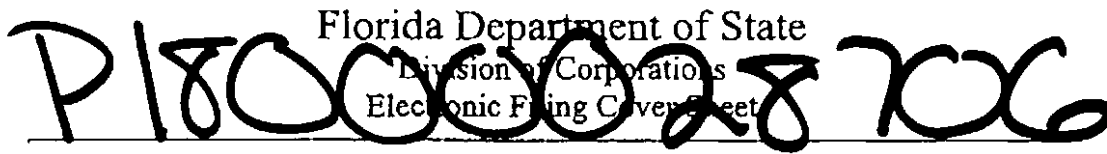


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Division of Corporations



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## **ARTICLES OF INCORPORATION**

### **CVC UP Properties, Inc.**

The undersigned, for the purpose of forming a corporation under the "Florida Business Corporation Act," does hereby adopt the following Articles of Incorporation.

#### **ARTICLE I**

The name of the corporation is: **CVC UP Properties, Inc.**

#### **ARTICLE II**

The principal place of business and mailing address of the Corporation shall be:

1521 Commerce Creek Blvd.  
Cape Coral, Florida 33909

#### **ARTICLE III**

The general nature of the business to be transacted by this Corporation is to engage in any and all business permitted under the laws of the State of Florida.

#### **ARTICLE IV**

The Corporation shall commence upon the filing of these Articles of Incorporation, and shall have perpetual existence.

#### **ARTICLE V**

The maximum number of shares of stock that this Corporation is authorized to issue and have outstanding at any one time is 1000 shares of common stock having no par value.

#### **ARTICLE VI**

The shareholders of the Corporation shall have the power to include in the bylaws, or by separate agreement adopted by a majority of the shareholders of this Corporation, any regulatory or restrictive provisions regarding the proposed sale, transfer, or other disposition of any of the outstanding stock of the Corporation by any of its shareholders, or in the event of the death of any of its shareholders. The manner and form, as well as the relevant terms, conditions, and details, of the disposition shall be determined by the shareholders of the Corporation; provided, however, that such regulatory or restrictive provisions shall not affect the rights of third parties without actual notice of the provisions unless the existence of the provisions is plainly noted on the certificate evidencing the ownership of such stock.

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**ARTICLE VII**

The name and address of the initial Registered Agent is:

Donna M. Flammang, Esq.  
Brennan, Manna & Diamond, P.L.  
27200 Riverview Center Blvd., Suite 310  
Bonita Springs, Florida 34134

The Board of Directors from time to time may change the Registered Agent and move the Registered Office to any other address in the State of Florida, all in accordance with Florida law.

**ARTICLE VIII**

The number of directors to comprise the initial Board of Directors shall be one (1) directors. The director that is appointed to serve until new directors are appointed is Paul V. Caldwell. Thereafter the number of directors shall be fixed by, or in the manner provided in the bylaws of the corporation.

**ARTICLE IX**

The name and street address of the Incorporator of these Articles of Incorporation is:

Donna M. Flammang, Esq.  
Brennan, Manna & Diamond, P.L.  
27200 Riverview Center Blvd., Suite 310  
Bonita Springs, Florida 34134

**ARTICLE X**

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 stockholders and approved at a stockholders' meeting by at least a majority of the stock entitled to vote, unless all of the directors and all of the stockholders sign a written statement manifesting their intention that a certain amendment to these Articles of Incorporation be made.

The undersigned has executed these Articles of Incorporation on this 27th day of March, 2018.

By: 

Donna M. Flammang, Esq.

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**ACCEPTANCE OF DESIGNATION**  
**REGISTERED AGENT/REGISTERED OFFICE**

I, the undersigned person, having been named as Registered Agent and to accept service of process for the above-stated Corporation at the place designated in the Articles of Incorporation, hereby accepts the appointment as Registered Agent and agrees 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 this 27th day of March, 2018.

By:

  
Donna M. Flammang, Esq.

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