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Florida Department of State  
Division of Corporations  
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To:

Division of Corporations  
Fax Number : (850)617-6381

From:

Account Name : CORPORATE CREATIONS INTERNATIONAL INC.  
Account Number : 110432003053  
Phone : (561)694-8107  
Fax Number : (561)214-8442

**\*\*Enter the email address for this business entity to be used for future annual report mailings. Enter only one email address please.\*\***

Email Address: \_\_\_\_\_

**FLORIDA PROFIT/NON PROFIT CORPORATION**  
**Cunningham Properties, Inc.**

Certificate of Status	1
Certified Copy	0
Page Count	04
Estimated Charge	\$78.75

2021 OCT 1 AM 7:57

FLORIDA DEPARTMENT OF STATE  
DIVISION OF CORPORATIONS

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## ARTICLES OF INCORPORATION

### Article I. Name

The name of this Florida corporation is:  
Cunningham Properties, Inc.

### Article II. Address

The street address of the Corporation's initial principal office is:  
Cunningham Properties, Inc.  
2045 Regents Blvd.  
West Palm Beach FL 33409

### Article III. Mailing Address

The mailing address of the Corporation's initial principal office is:  
Cunningham Properties, Inc.  
2045 Regents Blvd.  
West Palm Beach FL 33409

### Article IV. Registered Agent

The name and address of the Corporation's registered agent is:  
Duane Pinnock, Esq.  
Baker Donelson  
100 S.E. Third Ave., Ste. 1620  
Fort Lauderdale FL 33394

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CLERK OF DISTRICT COURT

Corporate Creations International  
801 US Highway 1  
North Palm Beach FL 33408  
(561) 694-8107

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Article V. Board of Directors

The name of each member of the Corporation's Board of Directors is:

Juan Cunningham  
Latricia Donley  
Karlton Cunningham

The affairs of the Corporation shall be managed by a Board of Directors consisting of no less than one director. The number of directors may be increased or decreased from time to time in accordance with the Bylaws of the Corporation. The election of directors shall be done in accordance with the Bylaws. The directors shall be protected from personal liability to the fullest extent permitted by applicable law.

Article VI. Capital Stock

The Corporation shall have the authority to issue 1,000 shares of common stock, par value per share.

Article VII. Incorporator

The name and address of the incorporator is:

Corporate Creations International  
801 US Highway 1  
North Palm Beach FL 33408

Article VIII. Corporate Existence

These Articles of Incorporation shall become effective and the corporate existence will begin on September 30, 2021.

The undersigned incorporator executed these Articles of Incorporation on 9/30/2021.



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CORPORATE CREATIONS INTERNATIONAL  
Mitchell J. Garonce Vice President

Corporate Creations International  
801 US Highway 1  
North Palm Beach FL 33408  
(561) 694-8107

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Lauren Underwood, Attorney-in-Fact

## CERTIFICATE OF DESIGNATION REGISTERED AGENT/OFFICE

### CORPORATION:

Cunningham Properties, Inc.

### REGISTERED AGENT/OFFICE:

Duane Pinnock, Esq.

Baker Donelson

100 S.E. Third Ave., Ste. 1620

Fort Lauderdale

FL 33394

I agree to act as registered agent to accept service of process for the corporation named above at the place designated in this Certificate. I agree to comply with the provisions of all statutes relating to the proper and complete performance of the registered agent duties. I am familiar with and accept the obligations of the registered agent position.



DUANE PINNOCK, ESQ.

Lauren Underwood, Attorney-in-Fact

Date: 9/30/2021.

Corporate Creations International  
801 US Highway 1  
North Palm Beach FL 33408  
(561) 694-8107

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JUDICIAL CIRCUIT IN AND FOR  
THE NINTH JUDICIAL CIRCUIT  
PALM BEACH COUNTY, FLORIDA

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