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FLORIDA PROFIT/NON PROFIT CORPORATION

Bunchi Properties, Inc.

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May 9, 2022

FLORIDA DEPARTMENT OF STATE
Division of Corporations

CAUTHEN & BURNS, P.A.

SUBJECT: BUNCHI PROPERTIES, INC.
REF: W22000059530

We received your electronically transmitted document. However, the document has not been filed. Please make the following corrections and refax the complete document, including the electronic filing cover sheet.

The designation of the registered agent must be at a Florida street address.

If you have any questions concerning the filing of your document, please call (850) 245-6052.

DANIEL L O'KEEFE
Regulatory Specialist II

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DIVISION OF CORPORATIONS

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ARTICLES OF INCORPORATION

of

BUNCHI PROPERTIES, INC.

The undersigned natural person(s) of legal age, acting as incorporator(s) under the provisions of Florida Statutes, Chapter 607, adopt the following Articles of Incorporation.

ARTICLE IName

The name and address of this corporation is BUNCHI PROPERTIES, INC., its principal office is located at 5545 Goodman Court, The Villages, Florida 32163, and its mailing address is P.O. Box 331, Sumterville, Florida 33585.

ARTICLE IIPurposes

The corporation may engage in any activity or business permitted under the laws of the United States of America and of the State of Florida.

ARTICLE IIIStock

The aggregate number of shares of stock which this corporation shall have authority to issue shall be 1,000 shares of common stock, each with a par value of \$1.00.

ARTICLE IVSubscribers, Incorporators, and Directors

The name and address of the Subscriber and Incorporator is:

NAMEADDRESS

Kevin McLeer

P.O. Box 331, Sumterville, Florida 33585

The names and addresses of the Directors are:

NAMEADDRESS

Kevin McLeer

P.O. Box 331, Sumterville, Florida 33585

Megan McLeer

P.O. Box 331, Sumterville, Florida 33585

J. Knox Burns, IV, Esquire

Cauthen & Burns, P.A.

Attorneys at Law

215 North Joanna Avenue

Tavares, FL 32778

(352)343-2225

Florida Bar # 1018499

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ARTICLE V**Informal Shareholder Action**

The holders of not less than a majority of the issued and outstanding shares of the voting stock of the corporation may act by written agreement without a meeting, as provided in Florida Statutes 607.0704 and the bylaws.

ARTICLE VI**Fundamental Changes**

The affirmative vote of holders of the majority of the outstanding shares of all classes of stock entitled to vote shall be necessary for the following corporate action:

- A. Amendment, alteration, change, or repeal of any provision of the Articles of Incorporation;
- B. Reorganization, merger, or consolidation of the corporation;
- C. Sale, lease, or exchange of the major portion of the property or assets of the corporation; or
- D. Dissolution of the corporation.

ARTICLE VII**Term of Existence**

This corporation shall exist perpetually.

ARTICLE VIII**Directors**

- A. The business of the corporation shall be managed initially by a board of two (2) directors. The number of directors may be, as provided for by bylaws, increased or decreased, but shall never be less than one (1) director.
- B. The entire Board of Directors, or any individual director, may be removed from office without assignment of cause by affirmative vote of a majority of the outstanding shares of all classes of stock entitled to vote. Any director who is not a stockholder may be removed for cause by the affirmative vote of a majority of the outstanding shares of all classes of stock entitled to vote exclusive of the director's own shares of stock.
- C. Any vacancy on the Board of Directors shall be filled by the shareholders at a regular or special meeting called for that purpose. A shareholder removed as a director for cause shall not be entitled to vote to fill the vacancy by voting for the removed director without prior approval secured by the affirmative vote of a majority of the outstanding shares of all classes of stock entitled to vote exclusive of the shareholder's own shares of stock.

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DIVISION OF CORPORATE AFFAIRS
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D. Members of the Board of Directors or an Executive Committee shall be deemed present at a meeting if a conference telephone or similar communications equipment by means of which all persons participating in the meeting can hear each other is used.

ARTICLE IX Effective Date

The date that corporate existence shall begin is the date of filing of these Articles with the Department of State. This election is pursuant to Florida Statute 607.0123.

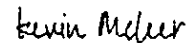
ARTICLE X Registered Office and Registered Agent

The address of the initial registered office of this corporation is 3131 SE 23rd Place, B.O. Box 991, Sunterville, Florida 33585. The name of the Registered Agent of this corporation is KEVIN MCLEER at the above office address.

ARTICLE XI Bylaws

Bylaws of this corporation may be adopted, amended, or repealed by either the Board of Directors or by the Stockholders entitled to vote, except as otherwise provided in the Bylaws.


IN WITNESS WHEREOF, I, the undersigned subscribing incorporator, have hereunto set my hand and seal this May 6, 2022, for the purpose of forming this corporation under the laws of the State of Florida, and I hereby make, subscribe, acknowledge, and file in the Office of the Secretary of State of Florida these Articles of Incorporation and certify that the facts herein stated are true.

DocuSigned by:

 4B737A1CAAE541B
 KEVIN MCLEER

ACCEPTANCE OF REGISTERED AGENT DESIGNATED IN ARTICLES OF INCORPORATION

I hereby accept to act as initial Registered Agent for BUNCHI PROPERTIES, INC., as stated in these Articles of Incorporation.

Dated: May 6, 2022

DocuSigned by:

 4B737A1CAAE541B
 KEVIN MCLEER

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 BUNCHI PROPERTIES, INC.
 DEPARTMENT OF STATE
 DIVISION OF CORPORATIONS