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Florida Department of State  
Division of Corporations  
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**FLORIDA PROFIT/NON PROFIT CORPORATION  
WATERMARK REALTY COMPANY, INC.**

Certificate of Status	0
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Page Count	04
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**ARTICLES OF INCORPORATION**  
**OF**  
**WATERMARK REALTY COMPANY, INC.**

The undersigned subscriber to these Articles of Incorporation, a natural person competent to contract, hereby undertakes to form a Corporation for Profit under the Laws of the State of Florida.

**ARTICLE I - NAME**

The name of the Corporation shall be:

**WATERMARK REALTY COMPANY, INC.**

**ARTICLE II - NATURE OF BUSINESS**

The general character or 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 III - CAPITAL STOCK**

The maximum number of shares of stock that this Corporation is authorized to have outstanding at any time is: 10,000 shares of common stock with a par value of \$1.00 per share.

Authorized capital stock may be paid for in cash, services, or property, at a just value to be fixed by the Board of Directors of this Corporation at any regular or special meeting.

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ARTICLE IV - INITIAL REGISTERED OFFICE AND AGENT

The street address of the initial registered office of this Corporation shall be:

2053 Golf View Drive  
Pinellas County  
Dunedin, Florida 34698

and the name of the initial registered and resident agent of this Corporation at that address is Mark A. Middleton.

ARTICLE V - ADDRESS

The initial street address of the principal office of the Corporation shall be:

2053 Golf View Drive  
Dunedin, Florida 34698

The Board of Directors may from time to time designate such other address and place for the principal office of this Corporation as it may see fit.

ARTICLE VI - BOARD OF DIRECTORS

The name and street address of the first Board of Directors who shall hold office until his successors are elected and have qualified are as follows:

Mark A. Middleton  
2053 Golf View Drive  
Dunedin, Florida 34698

ARTICLE VII - INCORPORATOR

The name and street address of the Incorporator of these Articles are;

Mark A. Middleton  
2053 Golf View Drive  
Dunedin, Florida 34698

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ARTICLE VIII - EFFECTIVE DATE

These Articles of Incorporation shall be effective on the date of filing with the Department of State, Division of Corporations.

ARTICLE IX - AMENDMENT

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 a majority of the stock entitled to vote thereon unless all the directors and all the stockholders sign a written statement manifesting their intention that a certain amendment of these Articles of Incorporation be made.

IN WITNESS WHEREOF, the undersigned Incorporator of this Corporation has executed these Articles of Incorporation on this \_\_\_\_ day of December 2022.



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Mark A. Middleton

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ACCEPTANCE OF REGISTERED AGENT

Having been named to accept service of process for the above-named corporation at the place designated in the Articles of Incorporation, the undersigned agrees to act in this capacity, and agrees to comply with the provisions of Section 48.091 relative to keeping open such office.



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Mark A. Middleton

Date: December 09, 2022

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