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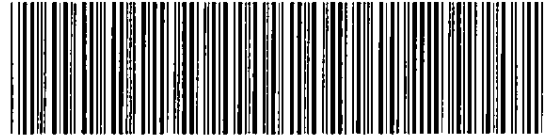
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## COVER LETTER

Department of State  
New Filing Section  
Division of Corporations  
P. O. Box 6327  
Tallahassee, FL 32314

**SUBJECT:** RITCHEY PROPERTY GROUP, INC.  
(PROPOSED CORPORATE NAME – MUST INCLUDE SUFFIX)

Enclosed are an original and one (1) copy of the articles of incorporation and a check for:

☐ \$70.00      ☒ \$78.75  
Filing Fee      Filing Fee  
                    & Certificate of Status

☐ \$78.75      ☐ \$87.50  
Filing Fee      Filing Fee,  
& Certified Copy      Certified Copy  
                                    & Certificate of  
                                    Status

**ADDITIONAL COPY REQUIRED**

**FROM:** HUDDLESTON AND ASSOCIATES, INC  
Name (Printed or typed)

817 WEST NEW YORK AVENUE  
Address

DELAND, FL 32720  
City, State & Zip

386-738-0080  
Daytime Telephone number

huddlestonlaw@outlook.com  
E-mail address: (to be used for future annual report notification)

**NOTE: Please provide the original and one copy of the articles.**

**ARTICLES OF INCORPORATION**  
**OF**  
**RITCHEY PROPERTY GROUP, INC.**

The undersigned subscriber to these Articles of Incorporation, a natural person competent to contract, hereby makes these Articles in order to form a corporation under the laws of the State of Florida.

**ARTICLE I**

**NAME**

The name of the Corporation shall be **RITCHEY PROPERTY GROUP, INC.**

**ARTICLE II**

**ADDRESS**

The initial Post Office address of the principal office of this corporation in the State of Florida is 2400 S. Oak Park Drive, DeLand, FL 32724.

The directors may from time to time move the principal office to any other address in Florida.

**ARTICLE III**

**INITIAL REGISTERED AGENT**

The name and address of the initial registered agent of this corporation is **Michael C. Huddleston, Esquire**, 817 W. New York Avenue, DeLand, FL 32720.

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**ARTICLE IV**

**NATURE OF BUSINESS**

The general nature of the business to be transacted by this corporation is: The corporation may engage in any activity or business permitted under the laws of the State of Florida and of the United States.

**ARTICLE V**

**CAPITAL STOCK**

The total number of shares of capital stock which may be issued by this corporation is 1000 shares of common stock having a par value of \$1.00 per share.

**ARTICLE VI**

**TERMS OF EXISTENCE**

This corporation is to exist perpetually.

**ARTICLE VII**

**DIRECTORS**

The corporation shall have at least one (1) director, initially. The number of directors may be increased or diminished from time to time, by Bylaws adopted by the Stockholders.

**ARTICLE VIII**

**INITIAL DIRECTORS**

The names and Post Office address of the members of the

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first Board of Director's is:

| <u>Name</u>          | <u>Address</u>                             |
|----------------------|--|
| <b>Wendy Ritchey</b> | 2400 S. Oak Park Drive<br>DeLand, FL 32724 |

**ARTICLE IX**

**INCORPORATOR**

The names and Post Office address of the Incorporator of the Articles of Incorporation is:

| <u>Name</u>          | <u>Address</u>                             |
|----------------------|--|
| <b>Wendy Ritchey</b> | 2400 S. Oak Park Drive<br>DeLand, FL 32724 |

**ARTICLE X**

**OFFICERS**

The officers of this Corporation shall be a President, Vice-President, Secretary and Treasurer and such other officers as the directors shall deem necessary. The names, titles, and addresses of the first officers of the Corporation who shall hold office subject to the provisions of these Articles of Incorporation, the By-Laws of this Corporation and the laws of the State of Florida until their successors are elected or appointed are as follows:

President: **Wendy Ritchey**  
2400 S. Oak Park Drive  
DeLand, FL 32724

Vice-Pres.: **Keegan Ritchey**  
2400 S. Oak Park Drive  
DeLand, FL 32724

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Secretary: **Velocity Ritchey**  
2400 S. Oak Park Drive  
DeLand, FL 32724

Treasurer: **Wendy Ritchey**  
2400 S. Oak Park Drive  
DeLand, FL 32724

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**ARTICLE XI**

**BYLAWS**

The power to adopt, alter, amend or repeal Bylaws shall be vested in the Board of Directors and the shareholders.

**ARTICLE XII**

**PRE-EMPTIVE RIGHTS**

Every shareholder, upon the sale for cash of any new stock of this corporation of the same kind, class or series as that which he/she already holds, shall have the right to purchase his/her pro-rata share thereof (as nearly as may be done without issuance of fractional shares) at the price at which it is offered to others.

**ARTICLE XIII**

**MEETINGS BY CONFERENCE TELEPHONE**


Members of the Board of Directors may participate in all meetings of the Board of Directors by means of conference telephone as provided by law.

**ARTICLE XIV**

**AMENDMENT**

This corporation reserves the right to amend or repeal any provisions contained in these Articles of Incorporation, or any amendment hereto, and any right conferred upon the shareholders is subject to this reservation.

IN WITNESS WHEREOF, the undersigned incorporator executed these Articles of Incorporation, this 4<sup>th</sup> day of July, A.D., 2023.

  
Wendy Ritchey

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TALLAHASSEE, FL

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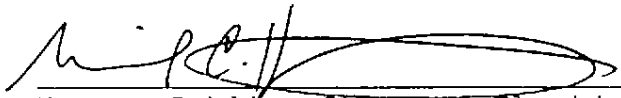
STATE OF FLORIDA  
COUNTY OF VOLUSIA

I hereby certify that on this day, before me, an officer duly authorized to administer oaths and take acknowledgments, by means of ☒ physical presence or ☐ online notarization, appeared **Wendy Ritchey**, who is personally known to me, ~~or provided the following identification:~~ \_\_\_\_\_ and known to me to be the same person described in and who executed the foregoing instrument and acknowledged before me that she executed the same, and an oath was taken.

Witness my hand and official seal in the County and State last aforesaid this 4<sup>th</sup> day of July, A.D., 2023.



MICHAEL C. HUDDLESTON  
Commission # HH 210014  
Expires December 21, 2025



Notary Public, State of Florida  
My Commission #:  
My Commission Expires:

Printed Name of Notary

**CERTIFICATE DESIGNATING PLACE OF BUSINESS OR DOMICILE FOR THE  
SERVICE OF PROCESS WITHIN THIS STATE, NAMING AGENT UPON WHOM  
PROCESS MAY BE SERVED.**

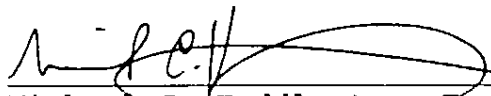
Pursuant to Chapter 48.091, Florida Statutes, the following  
is submitted, in compliance with said Act.

That **RITCHEY PROPERTY GROUP, INC.**, desiring to organize  
under the laws of the State of Florida with its principal  
office, as indicated in the Articles of Incorporation located at  
2400 S. Oak Park Drive, DeLand, FL 32724 has named **Michael C.  
Huddleston, Esquire**, 817 W. New York Ave., DeLand, FL 32724,  
its agent to accept service of process within this State.

**ACKNOWLEDGMENT:**

Having been named to accept service of process for the  
above stated corporation, at place designated in this  
certificate, I hereby accept to act in this capacity, and agree  
to comply with the provisions of said Act relative to keeping  
open said office.

By:

  
Michael C. Huddleston, Esquire

(Registered Agent)

Huddleston & Associates, P.A.

Attorneys at Law

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