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**Bacon, Bacon, Johnson, Goddard & Moody**

A Partnership of Professional Associations

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ST. PETERSBURG, FLORIDA 33733-3576  
FACSIMILE 813-323-4936

May 23, 1995

BACON & BACON, P.A.  
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Direct Line: 813-327-4866

Corporate Specialist Supervisor  
Division of Corporations  
Post Office Box 6327  
Tallahassee, Florida 32314

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RE: Articles of Incorporation  
All New Homes of North Florida, Inc.

To Whom It Shall Concern:

You will find enclosed herewith the original and one copy of the Articles of Incorporation for the above-referenced corporation, together with the appropriate filing fee. Please provide evidence of filing to this office as soon as possible.

Should you have any questions or concerns regarding the foregoing, please advise me accordingly.  
Thanking you for your attention to the above, I am

Yours very truly,

BACON, BACON, JOHNSON,  
& GODDARD P.A.

DAVID A. BACON, ESQUIRE

DAB:dlt

Enclosures

FILED  
95 JUN -2 PM 1:27  
SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

Derri Townsend GAVE  
AUTHORIZATION BY PHONE TO  
CORRECT Registered Office Address  
DATE 6-12-95  
DOC. EXAM •JUH

# ARTICLES OF INCORPORATION

FILED

OF

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SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

## ALL NEW HOMES OF NORTH FLORIDA, INC.

The undersigned, NEIL WEIN subscriber to these Articles of Incorporation, being a natural person over the age of eighteen (18) years of age, competent to contract, hereby presents these Articles for the formation of a Corporation under the laws of the State of Florida.

### ARTICLE I. NAME OF CORPORATION

The name of the Corporation shall be ALL NEW HOMES OF NORTH FLORIDA, INC.

### ARTICLE II. BUSINESS OF CORPORATION

2.1 Specific Business: To engage in the purchase, sale, marketing, and development of real property.

2.2 General Business: This Corporation is organized for the purpose of transacting any and all lawful business, together with and in addition to those powers conferred by the laws of the State of Florida, and the principles of common law upon corporations organized and existing under and by virtue of the laws of Florida.

The Corporation shall purchase for its use, either as business locations or for investment and resale, real property of any tenure and any interest therein, and to create, sell and deal in freehold or leasehold ground rents and to make advances upon the security of land or buildings, or other property, or any interest therein, and to take and hold title to land, tenements, and buildings, and to sell and convey the same.

The Corporation shall borrow and contract debts when necessary, either for transaction of its business, or for the exercise of its corporate rights, privileges and franchises, or for any other lawful purpose of its incorporation; to issue bonds, promissory notes, bills of exchange, debentures, and other obligations and evidence of indebtedness, whether secured by mortgage or otherwise, or unsecured, either for the purpose of investment, conduct of its business, or other lawful objects;

The Corporation shall guarantee, purchase, hold, sell, assign, transfer, mortgage, pledge, or otherwise dispose of the shares of the capital stock of, or any bonds, securities, or evidence of indebtedness created by any other corporations of this State, or any other State or government, and while the owner of such stock, to exercise all of the rights, powers, and privileges of ownership, including the right to vote thereon;

The Corporation shall purchase, hold, sell and transfer shares of its own capital stock provided it shall not purchase its own shares of capital stock except from the surplus of its assets over its liabilities, including capital; to buy, sell, convey and deal in real and personal property in this State and in any other State or territory, or in foreign countries; in any manner to acquire, enjoy, utilize, and dispose of patents, copyrights, and trademarks, and any licenses or other rights or interests therein or thereunder;

The Corporation shall employ, generally agents, whether stockholders or officers of this Corporation or otherwise, and to transact any and all business which may be necessary, incidental, or proper to the exercise of any or all of the aforesaid purposes of the Corporation; to exercise generally such powers as may be incidental or convenient for any of the purposes or businesses of the Corporation; to have, exercise, and enjoy all of the rights and privileges of corporations for profit conferred by the laws of the State of Florida and all amendments thereto.

The foregoing clauses shall be construed both as powers, and it is hereby expressly provided that the foregoing enumeration of specific powers shall not be held to limit the powers of the Corporation, and each power and object shall be construed as if named separately and alone and shall not be limited in any way because of the naming of any other power or object.

### **ARTICLE III. CORPORATE STOCK**

The total number of shares of capital stock authorized to be issued shall be one thousand (1000) shares of common stock, par value of \$1.00 per share, all or any part of which capital stock may be paid for in cash, in property, or in labor and services at a fair valuation to be fixed by the incorporators or Board of Directors.

### **ARTICLE IV. CAPITALIZATION**

The amount of capital with which this Corporation shall commence business shall be Five Hundred (\$500.00) Dollars.

### **ARTICLE V. PRINCIPAL PLACE OF BUSINESS**

The principal place of business and initial ~~registered~~ office of the Corporation shall be as follows

441 Third Avenue North, Tierra Verde, Florida 33715

located in Pinellas County, Florida, but the Corporation shall have the power to establish branch offices and other places of businesses at such other place or places within or without the State of Florida as may be determined and deemed expedient.

## **ARTICLE VI. REGISTERED AGENT**

The initial registered agent of the Corporation shall be the following named person at the following address:

NAME OF REGISTERED AGENT:	DAVID A. BACON, ESQUIRE
ADDRESS OF REGISTERED AGENT:	2959 First Avenue North St. Petersburg, Florida 33713

## **ARTICLE VII. BOARD OF DIRECTORS**

7.1 Number of Directors: There shall be a Board of Directors of this Corporation, which shall consist of not less than one (1) nor more than seven (7) in number, the number of same to be fixed by the Board of Directors or by the corporate by-laws. Each of said directors shall be of full and legal age.

7.2 Quorum of Directors: A quorum for the transaction of business shall be a majority of the directors qualified and acting, and the act of a majority of the directors present at a meeting at which a quorum is present shall be the act of the directors. Meetings of the Board of Directors may be held within or without the State of Florida and members of the Board of Directors need not be stockholders.

7.1 First Board of Directors: The names and post office addresses of the first Board of Directors of this Corporation are as follows:

NEIL WEIN	441 Third Avenue North, Tierra Verde, Florida, 33715
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## **ARTICLE VIII. OFFICERS OF CORPORATION**

The names and addresses of the Officers who, subject to this Charter and the By-Laws of this Corporation and the laws of the State of Florida, shall hold office for the first year of the Corporation's existence or until an election is held by the Board of Directors for the election of officers and their successors have been duly elected and qualified are, to-wit:

NEIL WEIN	441 Third Avenue North, Tierra Verde, Florida 33715
President/Secretary	

## **ARTICLE IX. SUBSCRIBERS OF CORPORATION**

The name and post office address of each subscriber to the Articles of Incorporation are as follows, to-wit:

NEIL WEIN

441 Third Avenue North, Tierra Verde, Florida 33715

## **ARTICLE X. POWER, PRIVILEGES AND LIMITATIONS**

The following special provisions, powers, privileges and limitations shall be applicable to and govern this Corporation, to-wit:

10.1 Annual Meeting: The time and place of the annual stockholder's meeting shall be on the second Monday of January of each and every year at the principal place of business of the Corporation, unless otherwise fixed by the By-Laws of this Corporation, and any stockholder thereof may waive notice either before, at or after the meeting.

10.2 Election of Board of Directors: The Board of Directors shall be elected annually by the stockholders at their annual meeting, or at a specified meeting for that purpose. All vacancies in the Board of Directors may be filled by the Directors for the unexpired term.

10.3 Responsibilities of Officers: This Corporation shall have a President, Vice President, Treasurer, Secretary and such other officers as the Board of Directors may provide. Any person may hold two or more offices. Officers need not be stockholders.

10.4 Election of Officers: All officers, other than directors, shall be elected by the Board of Directors at the first meeting next after the annual meeting of the stockholders or as soon thereafter as may be practicable. Each officer and each director shall hold office until his successor respectively shall be elected and qualified. The duties, powers, and functions of the officers and directors shall be as usually devolve upon such officers and directors.

10.5 No contract or other transaction between this Corporation and any other corporation, and no act of this Corporation shall in any way be affected or invalidated by the fact that any of the directors of this Corporation are pecuniarily or otherwise interested in or are directors or officers of such other corporation. Any director, individually, or any firm of which any director may be a member may be a party to or may be pecuniarily interested or otherwise in any contract or transaction of this Corporation, provided, however, that the fact he or such firm is so interested shall be disclosed and made known to the Board of Directors, or a majority thereof, or to this Corporation or any director of this Corporation who is also a director or officer of such other corporation or who is so interested, may be counted in determining the existence of a quorum at any meeting of the Board of Directors of this Corporation which shall authorize any such contract or transaction with like force and effect as if he were not such a director or officer of such other corporation, or not so interested.

10.6 Stockholders: When stockholders who own three-fourths (3/4) of the capital stock of this Corporation shall be present at a meeting, however called or notified, and shall sign a written consent thereof on the records of the meeting, the acts of such meeting shall be as valid as though regularly called and notified.

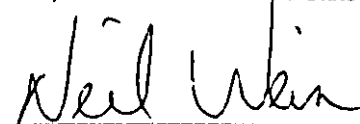
## ARTICLE XI. DATE OF EXISTENCE

It is specified that the date when corporate existence of this Corporation shall commence is the date of filing by the Secretary of State of these Articles of Incorporation.

## ARTICLE XII. AMENDMENT OF ARTICLES

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 shareholder's meeting by a majority of the shareholders entitled to vote thereon, unless all the directors and all the shareholders sign a written statement manifesting their intention that a certain amendment to these Articles of Incorporation be made. All rights of shareholders are subject to this reservation.

IN WITNESS WHEREOF, we, the undersigned, have hereunto set our hands and seals, acknowledged and filed the foregoing Articles of Incorporation, under the laws of the State of Florida, this 16th day of May, 1995.


  
NEIL WEIN

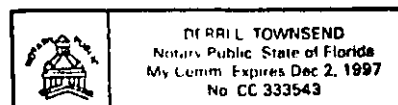
STATE OF FLORIDA  
COUNTY OF PINELLAS

I HEREBY CERTIFY that on this day personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments, NEIL WEIN to me well known and known to be the person described in and who executed the foregoing Articles of Incorporation, for and on behalf of said Corporation and under its corporate seal, and they acknowledged before me that they signed the same freely and voluntarily for the uses and purposes therein expressed.

WITNESS MY HAND and seal at St. Petersburg, Pinellas County, Florida, this 16th day of May, 1995.

My Commission Expires:

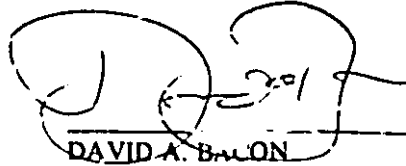
  
Notary Public



### ACCEPTANCE BY REGISTERED AGENT

The undersigned hereby accepts the appointment as registered agent of ALL NEW HOMES OF NORTH FLORIDA, INC. which is contained in the foregoing Articles of Incorporation.

Dated this 17<sup>th</sup> day of May, 1995

  
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DAVID A. BACON

FILED

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SECRETARY OF STATE  
TALLAHASSEE, FLORIDA