

**P96000040556**

**STEPHEN M. BREWER, P.A.**

ATTORNEY AT LAW

1209 S. WASHINGTON AVENUE  
TITUSVILLE, FLORIDA 32780  
(407) 269-9700

FILED  
96 MAY -6 AM 9:23  
TALLAHASSEE, FLORIDA

FACSIMILE NO.  
(407) 383-3113

PLEASE REPLY TO:  
1209 S. WASHINGTON AVENUE  
TITUSVILLE, FLORIDA 32780

May 3, 1996

800001810828  
-05/07/96--01048--016  
\*\*\*\*122.50 \*\*\*\*122.50

Secretary of State  
Division of Corporations  
P. O. Box 6327  
Tallahassee, FL 32314

EFFECTIVE DATE  
5-3-96

Re: ACE OF HEARTS RANCH, INC.

Dear Sir:

Enclosed please find the original Articles of Incorporation for the above-referenced corporation. I have enclosed a check in the amount of \$122.50 which represents the filing fee in this regard.

Thank you for your assistance in this regard; and if you should have any questions or comments, please feel free to contact me.

Very truly yours,

*Winnie Tumblin*

Winnie Tumblin, Legal Assistant  
to STEPHEN M. BREWER

wmt  
Enclosures

cc Mr. and Mrs. Dennis Bressler

D. BROWN MAY 13 1996

EFFECTIVE DATE  
5-8-76

ARTICLES OF INCORPORATION

OF

ACE OF HEARTS RANCH, INC.

FILED  
MAY - 6 AM 9:23  
TALLAHASSEE, FLORIDA

We, the undersigned, hereby subscribe to these Articles of Incorporation, under and by virtue of the laws of the State of Florida, for the purpose of becoming a corporation, under and pursuant to the following Articles.

ARTICLE I.

The name of the corporation shall be:

**ACE OF HEARTS RANCH, INC.**

ARTICLE II.

The general nature of the business to be transacted by the corporation shall be as follows:

To own and operate a bed and breakfast inn and to operate an equestrian ranch with related activities, including but not limited to, trail rides, and other outdoor activities; and for the retail and wholesale of furniture and merchandise relating to said equestrian activities and bed and breakfast inn.

To perform any and all other functions incidental to the above.

To do any such other things as are incidental to the foregoing or necessary or desirable in order to accomplish the foregoing.

The corporation may otherwise do any lawful act not prohibited by law including the provisions hereinafter enumerated in Article X of this Charter.

**ARTICLE III.**

The maximum number of shares of stock that the corporation is authorized to have outstanding in any one time shall be Seven Thousand Five Hundred shares of the par value of One Dollar (\$1.00) per share, all of which shall be common stock of the same class. All stock issued shall be fully paid and non-assessable.

**ARTICLE IV.**

The amount of capital with which this corporation will begin business shall be in the sum of FIFTEEN HUNDRED DOLLARS (\$1,500.00).

**ARTICLE V.**

The corporation shall be effective May 2, 1996, and shall have perpetual existence.

**ARTICLE VI.**

The principal office of the corporation shall be 1026 Fay Boulevard, Cocoa, FL and the mailing address is the same. The Board of Directors may from time to time, move the principal office to any other address.

**ARTICLE VII.**

The initial number of directors of this corporation shall be two (2) provided, however, that the number of directors may be increased, from time to time, to not more than five (5) nor less than two (2) by provisions of the By-Laws adopted by the stockholders.

#### ARTICLE VIII.

The names and post office addresses of the members of the first Board of Directors and Officers, who, subject to the provisions of the By-Laws of these Articles of Incorporation shall hold office for the first annual meeting of the stockholders of the corporation or until their successors are elected or appointed and have qualified, are as follows:

Sandra Vann Bressler	President	1026 Fay Boulevard Cocoa, FL 32927
Dennis Bressler	Secretary/ Treasurer	1026 Fay Boulevard Cocoa, FL 32927

The above named directors/officers are also the incorporators.

#### ARTICLE IX.

The street address of the initial registered office of the corporation and the name of its registered agent at such address is: Stephen M. Brewer, 1209 South Washington Avenue, Titusville, Florida 32780.

#### ARTICLE X.

In furtherance and not in limitation of the powers conferred by statute, the following specific provisions are made for the regulation of the business and the conduct of the affairs of the corporation.

1. Subject to such restrictions, if any, as are herein expressed and such further restrictions, if any, as may be set forth by the By-Laws, the Board of Directors shall have the general

management and control of the business and may exercise all of the powers of the corporation except such as may be by statute, or by the Articles of Incorporation or amended thereto, or by the By-Laws as constituted from time to time, expressly conferred upon or reserved to the stockholders.

2. The initial By-Laws may be adopted by the subscribers hereto. Subject always to such By-Laws of the corporation, by any By-Laws adopted, altered, or amended by the Directors may be altered, amended or repealed by the stockholders.

3. The corporation shall have such officers as may be from time to time provided in the By-Laws and such officers shall be designated in such manner and shall hold their office for such terms and shall have such powers and duties as may be prescribed by the By-Laws or and may be determined from time to time by the Board of Directors subject to the By-Laws.

4. No contract or other transaction between the corporation and any other firm, association or corporation shall be effective or invalidated by the fact that any one or more of the Directors of the corporation is or are interested in or is a member, director or officer, or are members, directors or officers of such other firm or corporation; and any director or directors individually or jointly may be a party or parties to or may be interested in any contract or transaction of the corporation or in which the corporation is interested; and no contract, act, or transaction with any person, firm, association or corporation shall be affected

or invalidated by the fact that any director or directors of the corporation is a party or parties to or have an interest in such contract, act, or transaction or are in any way connected with such person, firm, association or corporation; and each and every person who may become a director of the corporation is hereby relieved from any liability that might otherwise exist from contracting with the corporation for the benefit of himself or any firm, association or corporation in which he may in any way be interested.

#### ARTICLE XI.

This corporation reserves the right to amend, alter, change, or appeal any provision contained herein in the manner now or hereafter prescribed by law, and all rights conferred on the stockholders herein are granted subject to this reservation. Every such amendment shall be approved by the holders of not less than two-thirds (2/3) of the stock of the corporation then outstanding.

#### ARTICLE XII.

The corporation shall have the power to include in its By-Laws any regular or restrictive provisions relating to the proposed sale, transfer or other disposition of any of its outstanding stock by any of its stockholders. The manner in form, as well as the relevant terms, conditions, and details hereof shall be determined by the stockholders of this corporation; provided however, that no such regulatory or restrictive provision shall affect the rights of third parties without actual knowledge thereof, unless such provisions or a summary or notation of the same shall be plainly

written upon the certificate evidencing the ownership of said stock.

IN WITNESS WHEREOF, I, the undersigned subscribing incorporator, have hereupon set my hand and seal this 2nd day of May, 1996, for the purpose of forming this corporation under the laws of the State of Florida, and we hereby make, subscribe, acknowledge and file in the office of the Secretary of State of the State of Florida these Articles of Incorporation and certify that the facts herein stated are true.

  
SANDRA VANN BRESSLER, President  
Incorporator/Director


  
DENNIS BRESSLER, Secretary/Treasurer  
Incorporator/Director

STATE OF FLORIDA  
COUNTY OF BREVARD

BEFORE ME personally appeared SANDRA VANN BRESSLER and DENNIS BRESSLER, to me well known and known to me to be the persons described in and who executed the foregoing instrument, and acknowledged to and before me that they executed said instrument for the purposes therein expressed.

WITNESS my hand and official seal this 2nd day of May, 1996.

  
NOTARY PUBLIC, STATE OF FLORIDA  
AT LARGE

MY COMMISSION EXPIRES:  
6  
 WINIFRED M. TUMBLER  
COMMISSION NUMBER  
CC285196  
MY COMMISSION EXP.  
MAY 12, 1997

**CERTIFICATE DESIGNATING REGISTERED AGENT FOR  
THE SERVICE OF PROCESS WITHIN THIS STATE**

Pursuant to Chapters 48 and 617, Florida Statutes, the following is submitted in compliance with said Act.

**ACE OF HEARTS RANCH, INC.** desiring to organize as a corporation under the laws of the State of Florida, with its registered office at 1209 South Washington Avenue, Titusville, Florida 32780, has named **STEPHEN M. BREWER**, as its Registered Agent to accept service of process within this state.

**ACKNOWLEDGMENT:**

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

By: 

**STEPHEN M. BREWER**  
Registered Agent

Dated: May 3, 1986

FILED  
96 MAY -6 AM 9:23  
TITUSVILLE FLORIDA