

# P96000056087

Requestor's Name

RENTIER'S PARADISE REALTY, INC.  
14340 BIRCHAYNE BLVD.  
NORTH MIAMI BEACH, FL 33161  
866-944-8101

96 JUN 27 PM 3:24  
RECEIVED  
SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

Office Use Only

CORPORATION NAME(S) & DOCUMENT NUMBER(S), (if known):

1. \_\_\_\_\_  
(Corporation Name) (Document #)
2. \_\_\_\_\_  
(Corporation Name) (Document #)
3. \_\_\_\_\_  
(Corporation Name) (Document #)
4. \_\_\_\_\_  
(Corporation Name) (Document #)

500001866120  
-06/18/96--01154--019  
\*\*\*\*\*70.00 \*\*\*\*\*70.00

W96-13237

- ☐ Walk in ☐ Pick up time \_\_\_\_\_ ☐ Certified Copy 135  
☐ Mail out ☐ Will wait ☐ Photocopy 707 ☐ Certificate of Status

EFFECTIVE DATE  
6-23-96

NEW FILINGS	
<input type="checkbox"/>	Profit
<input type="checkbox"/>	NonProfit
<input type="checkbox"/>	Limited Liability
<input type="checkbox"/>	Domestication
<input type="checkbox"/>	Other

AMENDMENTS	
<input type="checkbox"/>	Amendment
<input type="checkbox"/>	Resignation of R.A., Officer/ Director
<input type="checkbox"/>	Change of Registered Agent
<input type="checkbox"/>	Dissolution/Withdrawal
<input type="checkbox"/>	Merger

500001883805  
-07/10/96--01081--002  
\*\*\*\*\*8.75 \*\*\*\*\*8.75

OTHER FILINGS	
<input type="checkbox"/>	Annual Report
<input type="checkbox"/>	Fictitious Name
<input type="checkbox"/>	Name Reservation

REGISTRATION/ QUALIFICATION	
<input type="checkbox"/>	Foreign
<input type="checkbox"/>	Limited Partnership
<input type="checkbox"/>	Reinstatement
<input type="checkbox"/>	Trademark
<input type="checkbox"/>	Other

Manny Zinn GAVE  
AUTHORIZATION BY PHONE TO  
CORRECT Article (7) VII  
DATE 7-2-96

DOC. EXAM th  
For conversation w/ Manny Zinn  
Signature on document is  
correct.

Examiner's Initials

th 7-2-96



FLORIDA DEPARTMENT OF STATE  
Sandra H. Mortham  
Secretary of State

June 21, 1996

RENTER'S PARADISE REALTY  
14340 BISCAYNE BLVD.  
ATTN: MANNY ZINN  
NORTH MIAMI BEACH, FL 33181

SUBJECT: HOMEFREE REALTY, INC.  
Ref. Number: W96000013237

We have received your document for HOMEFREE REALTY, INC. and your check(s) totaling \$70.00. However, the enclosed document has not been filed and is being returned for the following correction(s):

The document is illegible and not acceptable for microfilming.

We are enclosing the proper form(s) with instructions for your convenience.

Please return your document, along with a copy of this letter, within 60 days or your filing will be considered abandoned.

If you have any questions concerning the filing of your document, please call (904) 487-6927.

Kathy Hyman  
Document Specialist

Letter Number: 396A00030920

→ I ALSO NEED A CERTIFICATE

## TRANSMITTAL LETTER

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

SUBJECT: HOME FREE REALTY, INC.  
(Proposed corporate name - must include suffix)

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

☐ \$70.00  
Filing Fee

☒ \$78.75  
Filing Fee  
& Certificate

☐ \$122.50  
Filing Fee  
& Certified Copy

☐ \$131.25  
Filing Fee,  
Certified Copy  
& Certificate

Additional Copy Required

FROM: HOME FREE REALTY, INC.  
Name (printed or typed)  
1150 KANE CONCOURSE SUITE 401  
Address  
BAY HARBOR, FL 33154  
City, State & Zip  
305-957-0050  
Daytime Telephone number

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

## ARTICLES OF INCORPORATION

*The undersigned incorporator(s), for the purpose of forming a corporation under the Florida Business Corporation Act, hereby adopt(s) the following Articles of Incorporation.*

FILED  
JUN 27 PM 3:21  
TALLAHASSEE, FLORIDA  
86

### ARTICLE I NAME

The name of the corporation shall be:

HOME FREE REALTY, INC.

### ARTICLE II PRINCIPAL OFFICE

The principal place of business and mailing address of this corporation shall be:

1150 KANE CONCOURSE SUITE 401  
BAY HARBOR, FL 33154

### ARTICLE III SHARES

The number of shares of stock that this corporation is authorized to have outstanding at any one time is:

50 SHARES

### ARTICLE IV INITIAL REGISTERED AGENT AND STREET ADDRESS

The name and address of the initial registered agent is:

MANNY ZINN  
3759 NE 207 TERRACE  
AVENTURA, FL 33180

**ARTICLE V INCORPORATOR(S)**

**See instructions for officers/directors**

The name(s) and street address(es) of the incorporator(s) to these Articles of Incorporation is(are):

MANNY ZINN

3759 NE 207 TE  
AVENTURA, FL 33180

The undersigned incorporator(s) has(have) executed these Articles of Incorporation this

24 day of JUNE, 19 96.

(An additional article must be added if an effective date is requested.)

M. Z., PRESIDENT.

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Signature

**Notarization is not required**

**NOTE:** Affixing an officer title after a signature of an incorporator does not constitute the designation of officers.

## ARTICLE VI

The effective date of the Corporation is June 23, 1996.

## ARTICLE VII

The names and post office addresses of the first Board of Directors who subject to the provisions of the Certificate of Incorporation, The By Laws, and the Corporation Laws of the State of Florida for 1925, shall hold the office for the year of the corporation's existence, or until their successors are elected and have qualified, are as follows:

<u>NAME</u>	<u>ADDRESS</u>
Manny Zinn	3759 N.E. 207 Te. Aventura, Fl 33180

## ARTICLE VIII

The names and post office addresses of each subscriber to the Certificate of Incorporation and the number of shres that each agree to take are as follows:

<u>NAME</u>	<u>ADDRESS</u>	<u>NUMBER OF SHARES</u>	<u>AMOUNT</u>
Manny Zinn	3759 N.E. 207 Te Aventura, Fl 33180	5	\$500.00

The proceeds of the stock subscribed for as stated herein, are equal to the capitalization of FIVE HUNDRED (\$500.00) dollars as stated in Article IV.

### ARTICLE IX

In furtherance, and not in limitation of the powers of Statute, the Board of Directors are expressly authorized:

- To make and later the bylaws of this corporation:
- To fix the amount to be reserved as working capital over and above its capital paid in;
- To Authorize and cause to be executed mortgages and liens upon real and personal property of this corporation.
- From time to time to determine whether and to what extent, and at what times and places, and under what conditions and regulations, books and accounts of this corporation (other than the stock books) or any of them, shall be open to inspection of stockholders; and no stockholder shall have any right of inspecting my account, book, or document unless authorized by a resolution of the stockholders or directors.

If the Bylaws provide to designate two or more of its members to constitute an executive meeting, which committee shall, for the time being, as provided for in said resolution or in the bylaws of this corporation, have and exercise any and all of the powers of the Board of Directors in the management of the business and affairs of this corporation, and have power to authorize the seal of this corporation to be affixed to all papers which may require it.

Pursuant to the affirmative votes of stockholders of record holding stock in this corporation, entitling them to exercise at least a majority of the voting power given at the stockholder's meeting duly called for the purpose, or when authorized by the written consent of the stockholder's of record holding stock in the corporation

entitling them to exercising at least majority of voting power, the Board of Directors shall have power and authority at any meeting, to sell, lease, or exchange all of the property and assets of this corporation, including its goodwill and its corporate franchises, or any property or assets essential to the business of this corporation, upon such terms and conditions as the Board of Directors of the Corporation deem expedient and for the best interest of the corporation.

This corporation may in its Bylaws confer power upon its Directors in addition to the foregoing, and in addition to its powers and authorities expressly conferred upon them by Statute.

Both Stockholders and Directors shall have powers, if its by laws provide so, to hold their meetings, and to have one or more offices within or without the State of Florida, and to keep the books of this corporation (subject to the provisions of Statute), outside of the State of Florida, at such place as may from time to time be designated by the Board.

## ARTICLE X

The officers of this corporation are as follows:

Manny Zinn	-- President
Manny Zinn	-- Vice President
Manny Zinn	-- Secretary
Manny Zinn	-- Treasurer

## ARTICLE XI

The Corporation reserves the right to amend, alter, change, or repeal any provision contained in this Certificate of Incorporation, in the manner now or hereafter prescribed by Statute, and all rights



conferred upon stockholders herein are granted, subject to this reservation.

**CERTIFICATE OF DESIGNATION OF  
REGISTERED AGENT/REGISTERED OFFICE**

PURSUANT TO THE PROVISIONS OF SECTION 607.0501, FLORIDA STATUTES, THE UNDERSIGNED CORPORATION, ORGANIZED UNDER THE LAWS OF THE STATE OF FLORIDA, SUBMITS THE FOLLOWING STATEMENT IN DESIGNATING THE REGISTERED OFFICE/REGISTERED AGENT, IN THE STATE OF FLORIDA.

1. The name of the corporation is: HOME FREE REALTY, INC.
2. The name and address of the registered agent and office is:
- MANNY ZINN  
(NAME)
- 3759 NE 207 TERRACE  
(P.O. Box or Mail Drop Box **NOT** ACCEPTABLE)
- AVENTURA, FL 33180  
(CITY/STATE/ZIP)

FILED  
JUN 27 PM 3:24  
TALLAHASSEE, FLORIDA

*Having been named as registered agent and to accept service of process for the above stated corporation at the place designated in this certificate, I hereby accept the appointment as registered agent and agree to act in this capacity. I further agree to comply with the provisions of all statutes relating to the proper and complete performance of my duties, and I am familiar with and accept the obligations of my position as registered agent.*

M. Z.

(SIGNATURE)

6-22-96

(DATE)