

P960000061609

FILINGS, INC. TERESA ROMAN

(Requestor's Name)

2805 LITTLE DEAL ROAD

(Address)

TALLAHASSEE, FLORIDA 32308

(904) 385-6735

(City, State, Zip)

(Phone #)

5000001502618
-07/23/96--01122--014
*****70.00 *****70.00

OFFICE USE ONLY

EFFECTIVE DATE

7-19-96

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

1. Residential Realty Specialists, Inc.
(Corporation Name) (Document #)
2. _____
(Corporation Name) (Document #)
3. _____
(Corporation Name) (Document #)
4. _____
(Corporation Name) (Document #)

- ☒ Walk in ☐ Pick up time _____ ☐ Certified Copy
- ☐ Mail out ☐ W .it ☐ Photocopy ☐ Certificate of Status

NEW FILINGS	
<input checked="" 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

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

RECEIVED
96 JUL 23 PM 2:55
DIVISION OF CORPORATION

7-23-96
Examiner's Initials

KR

JEROME R. SCHECHTER, P.A.
ATTORNEY AT LAW

JEROME R. SCHECHTER

ABRAHAM S. KALKIN
MEMBER OF NEW YORK BAR
(NOT ADMITTED IN FLORIDA)

315 SOUTHEAST 7TH STREET
FIRST FLOOR
FORT LAUDERDALE, FLORIDA 33301
TELEPHONE (954) 764-7000
FAX (954) 763-4840

July 19, 1996

EFFECTIVE DATE

7-19-96

Corporate Records Bureau
Division of Corporations
Department of State
P. O. Box 6327
Tallahassee, Florida 32301

FILED
55 JUL 23 PM 3:03
STATE
TALLAHASSEE

Re: RESIDENTIAL REALTY SPECIALISTS, INC.

Gentlemen:

Enclosed herewith please find my check to your order in the amount of \$70.00 as payment for filing fees and taxes in the following amounts in connection with the incorporation of the above-captioned corporation.

Filing Fee	\$ 35.00
Registered Agent Fee	<u>35.00</u>
TOTAL	\$ 70.00

I have also enclosed the original and one copy of the Articles of Incorporation and Certificate Designating Registered Agent of the above-captioned corporation, the original to be filed and the copy to be returned to this office without being certified.

Please note that the date for the beginning of corporate existence is July 19, 1996.

Very truly yours,

JEROME R. SCHECHTER

JRS/ca
enclosures

EFFECTIVE DATE
7-17-96

ARTICLES OF INCORPORATION
OF
RESIDENTIAL REALTY SPECIALISTS, INC.

FILED
JUL 23 1996
CLERK OF DISTRICT COURT
JUL 23 1996
JUL 23 1996

THE UNDERSIGNED subscriber to these Articles of Incorporation, a natural person competent to contract, forms a corporation for profit under the laws of the State of Florida.

ARTICLE I NAME

The name of this corporation is:
RESIDENTIAL REALTY SPECIALISTS, INC.

ARTICLE II NATURE OF BUSINESS

The corporation may engage in any activity or business permitted under the laws of the United States and the State of Florida.

ARTICLE III CAPITAL STOCK

The number of shares of authorized capital stock in this corporation shall be 10,000 shares of common stock with a par value of 10 cents.

The capital stock may be paid for in property, labor, services, or cash, at a just valuation to be fixed by the stockholders. All of such shall be fully paid and nonassessable.

ARTICLE IV TERM OF EXISTENCE

The corporation is to exist perpetually.

ARTICLE V INITIAL REGISTERED OFFICE AND AGENT

The street address of the initial registered office of this corporation is 11577 Gorham Drive, Cooper City, Florida 33026 and the initial registered agent at that address is WALT ROTHERMEL.

ARTICLE VI DIRECTORS(S)

This corporation shall have one (1) director(s) initially. The number of directors may be increased or diminished from time to time as provided in the By-Laws.

ARTICLE VII INITIAL DIRECTOR(S)

The name(s) and address(es) of the member(s) of the first Board of Directors is (are):

WALT ROTHERMEL
11577 Gorham Drive
Cooper City, Florida 33026.

ARTICLE VIII PRINCIPAL OFFICE

The address of the principle office is:
11577 Gorham Drive, Cooper City, Florida 33026.

ARTICLE IX SUBSCRIBER(S)

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

WALT ROTHERMEL
11577 Gorham Drive
Cooper City, Florida 33026.

ARTICLE X CUMULATIVE VOTING

Cumulative voting may be permitted by the terms of the By-Laws.

ARTICLE XI INDEBTEDNESS

The highest amount of indebtedness or liability to which this Corporation may at any time subject itself is unlimited.

ARTICLE XII INDEMNIFICATION OF OFFICERS AND DIRECTORS

This Corporation shall indemnify and insure its officers and directors to the fullest extent permitted by law either now or hereafter.

ARTICLE XIII BEGINNING OF CORPORATE EXISTENCE

The corporation existence of this Corporation shall commence at 8:00 A.M. on July 19, 1996.

ARTICLE XIV MAILING ADDRESS OF CORPORATION

The mailing address of the corporation shall be:

11577 Gorham Drive, Cooper City, Florida 33026.

IN WITNESS WHEREOF, the undersigned subscriber(s) has/have executed these Articles of Incorporation this 19 day of July, 1996.


WALT ROTHERMEL

STATE OF FLORIDA)
)SS
COUNTY OF BROWARD)

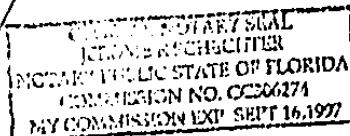
BEFORE ME, a Notary Public, authorized to take acknowledgments in the State and County set forth above, personally appeared WALT ROTHERMEL to me well known and known to me to be the person(s) who executed the foregoing Articles of Incorporation, and he/she/they acknowledged to and before me that he/she/they executed same for the purposes therein expressed.

SWORN TO AND SUBSCRIBED before me this 19 day of July, 1996.



NOTARY PUBLIC

My Commission Expires:



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

In pursuance of Chapter 48.091, Florida Statutes, the following is submitted in compliance with said Act:

RESIDENTIAL REALTY SPECIALISTS, INC.

desiring to organize under the laws of the State of Florida, with its principle offices, as indicated in the Articles of Incorporation at COOPER CITY, BROWARD County, State of Florida, has named WALT ROTHERMEL, 11577 Gorham Drive, Cooper City, Florida, 33026, agent to accept services of process within this state.

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



WALT ROTHERMEL
Registered Agent

FILED
96 JUL 23 PM 3:03
SECRETARY OF STATE
TALLAHASSEE FLORIDA