

T96000094757

AUGUST VAN EEPOEL  
CHARTERED  
ATTORNEY AT LAW  
3705 NORTH HIMES AVENUE  
TAMPA, FLORIDA 33607  
TELEPHONE (813) 878-2213

November 14, 1996

Division of Corporations  
Secretary of State of Florida  
Post Office Box 6327  
Tallahassee, Florida 32314

500002008245--4  
-11/19/96--01132--007  
\*\*\*\*122.50 \*\*\*\*122.50

Re: J. W. REALTY, INC.

Dear Sir or Madam:

We are enclosing the original and one signed copy of Articles of Incorporation for J. W. Realty, Inc.

We are also enclosing our client's check in the amount of \$122.50 to cover the fees and costs of the foregoing. Please file the original, certify the copy, and return the certified copy to the undersigned.

Sincerely,



August Van Eepoel

AVE:nls  
Enclosures

FILED  
96 NOV 18 AM 9:53  
SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

TAK 11/20

**ARTICLES OF INCORPORATION**  
**OF**  
**J. W. REALTY, INC.**

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96 NOV 18 AM 9:53  
SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

The undersigned incorporator hereby executes and acknowledges these Articles of Incorporation for the purpose of forming a corporation for profit in accordance with the laws of the State of Florida.

**ARTICLE I**

**Name**

The name of this corporation shall be:

**J. W. REALTY, INC.**

**ARTICLE II**

**Business and Purposes**

The general purpose for which this corporation is organized is the transaction of any and all lawful business for which corporations may be incorporated under the General Corporation Act of the State of Florida, and any amendments thereto, and in connection therewith, this corporation shall have and may exercise any and all powers conferred from time to time by law upon corporations formed under such Act.

**ARTICLE III**

**Capital Stock**

(a) The aggregate number of shares of capital stock authorized to be issued by this corporation shall be 7500 shares of common stock with a par value of \$1.00 per share. Each share of said stock shall entitle the holder thereof to one vote at every annual or special meeting of the stockholders of this corporation. The consideration for the issuance of said shares of capital stock may be paid, in whole or in part, in cash, in other property (tangible or intangible) or in labor or services actually performed for this corporation, at a fair valuation to be fixed by the Board of Directors. When issued, all shares of stock shall be fully paid and nonassessable.

(b) In the election of directors of this corporation, there shall be no cumulative voting of the stock entitled to vote at such election.

## **ARTICLE IV**

### **Existence of Corporation**

This corporation shall have perpetual existence.

## **ARTICLE V**

### **Principal Office, Registered Office and Registered Agent**

The principal office, mailing address and initial registered office of this corporation shall be located at 402 Faithway Drive, Seffner, Florida 33584 and the initial registered agent of this corporation at such office shall be J. W. Carr. This corporation shall have the right to change such principal and registered offices and such registered agent from time to time, as provided by law.

## **ARTICLE VI**

### **Board of Directors**

The Board of Directors of this corporation shall consist of not less than one (1) nor more than seven (7) members, the exact number of directors to be fixed from time to time by the stockholders or the bylaws. The business and affairs of this corporation shall be managed by the Board of Directors, which may exercise all such powers of this corporation and do all such lawful acts and things as are not by law directed or required to be exercised or done only by the stockholders. A quorum for the transaction of business at meetings of the directors shall be a majority of the number of directors determined from time to time to comprise the Board of Directors, 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. Subject to the bylaws of this corporation, meetings of the directors may be held within or without the State of Florida. Directors need not be stockholders. The stockholders of this corporation may remove any director from office at any time with or without cause.

## ARTICLE VII

### Initial Board of Directors

The initial Board of Directors shall consist of one member, such member to hold office until his successor has been duly elected and qualifies. The name and street address of the initial director is:

<u>Name</u>	<u>Address</u>
J. W. Carr	402 Faithway Drive Seffner, Florida 33584

## ARTICLE VIII

### Incorporator

The name and street address of the incorporator making these Articles of Incorporation are:

<u>Name</u>	<u>Address</u>
J. W. Carr	402 Faithway Drive Seffner, Florida 33584

## ARTICLE IX

### Bylaws

(a) The power to adopt the bylaws of this corporation to alter, amend or repeal the bylaws, or to adopt new bylaws, shall be vested in the Board of Directors of this corporation; provided, however, that any bylaw or amendment thereto as adopted by the Board of Directors may be altered, amended or repealed by vote of the stockholders entitled to vote thereon, or a new bylaw in lieu thereof may be adopted by vote of the stockholders. No bylaw which has been altered, amended or adopted by such a vote of the stockholders may be altered, amended or repealed by the vote of the directors until two years shall have expired since such action by vote of such stockholders.

(b) The bylaws of this corporation shall be for the government of this corporation and may contain any provisions or requirements for the management or conduct of the affairs and business of this corporation, provided the same are not inconsistent with the provisions of these Articles of Incorporation, or contrary to the laws of the State of Florida or of the United States.

## ARTICLE X

**Amendment of Articles of Incorporation**

This corporation reserves the right to amend, alter, change or repeal any provisions contained in these Articles of Incorporation in the manner now or hereafter prescribed by statute, and all rights conferred upon the stockholders herein are subject to this reservation.

IN WITNESS WHEREOF, the undersigned incorporator has executed these Articles for the uses and purposes therein stated.

J. W. Carr  
J. W. CARR

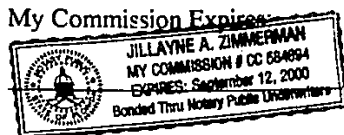
Personally Known ☐ OR Produced Identification ☒  
Type of Identification Produced FLD # C1000-437-27451-0  
ex. 47

**STATE OF FLORIDA  
COUNTY OF HILLSBOROUGH**

BEFORE ME, the undersigned authority, on this 13<sup>th</sup> day of November, 1996 personally appeared **J. W. CARR** to me well known to be the person described in and who signed the foregoing Articles of Incorporation, and acknowledged to me that he executed the same freely and voluntarily, for the uses and purposes therein expressed.

WITNESS my hand and official seal the date aforesaid.

Jillayne A. Zimmerman  
NOTARY PUBLIC



**J. W. REALTY, INC.**

**ACCEPTANCE OF SERVICE AS REGISTERED AGENT**

**J. W. CARR**, having been named as registered agent to accept service of process for the above-named corporation, at the registered office designated in the Articles of Incorporation, hereby agrees and consents to act in that capacity. The undersigned is familiar with and accepts the duties and obligations under Chapter 607, Florida Statutes.

DATED this 13<sup>th</sup> day of Nov., 1996.

J. W. Carr  
**J. W. CARR**

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SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

P96000094757

AUGUST VAN EEOPEL

CHARTERED

ATTORNEY AT LAW

3705 NORTH HIMES AVENUE

TAMPA, FLORIDA 33607

TELEPHONE (813) 878-2213

FILED  
91 FEB 21 AM 10:33  
SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

February 17, 1997

Division of Corporations  
Secretary of State of Florida  
Post Office Box 6327  
Tallahassee, Florida 32314

Re: J. W. REALTY, INC.

600002094356--3  
-02/21/97--01077--C02  
\*\*\*\*\*87.50 \*\*\*\*\*87.50

Dear Sir or Madam:

We are enclosing the original and one signed copy of Amendment to Articles of Incorporation for J. W. Realty, Inc.

We are also enclosing our client's check in the amount of \$87.50 to cover the fees and costs of the foregoing. Please file the original, certify the copy, and return the certified copy to the undersigned.

Sincerely,



August Van Eepoel

AVE:nls  
Enclosures

NC  
CEG  
2/24

AMENDMENT TO ARTICLES OF INCORPORATION  
OF  
J. W. REALTY, INC.

The undersigned, being all of the stockholders and all of the directors of **J. W. REALTY, INC.**, whose Articles of Incorporation were filed with the Secretary of the State of Florida on November 18, 1996 hereby manifest our intention that the said Articles of Incorporation be amended in accordance with the proposed amendment set forth herein, pursuant to the provisions of Section 607.181 (3), Florida Statutes; and we do hereby request the approval thereof by the Secretary of State; and we do hereby certify that there are no other directors or stockholders in the said **J. W. REALTY, INC.**

The provisions of Article I of the Articles of Incorporation are hereby deleted in their entirety and the following inserted thereof:

"Article I

Name

The name of this corporation shall be:

**"SUNSET HAVEN, INC."**

IN WITNESS WHEREOF, this Amendment to the Articles of Incorporation of **J. W. REALTY, INC.** has been duly executed by the directors and stockholders of such corporation this 3<sup>rd</sup> day of February, 1997.

Stockholder

Director

J. W. Carr  
J. W. Carr

J. W. Carr  
J. W. Carr

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SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

The foregoing amendment having been adopted in accordance with the requirements of Chapter 607 of the Florida Statutes, the corporation has caused its President and Secretary to execute on behalf of the corporation these Articles of Amendment this 3<sup>rd</sup> day of February, 1997.

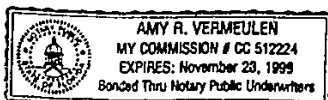
ATTEST:

**J. W. REALTY, INC.**

BY: J. W. Carr  
J. W. Carr, PRESIDENT

STATE OF FLORIDA  
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me this 3<sup>rd</sup> day of February, 1997 by J. W. Carr, President, of **J. W. REALTY, INC.** a Florida corporation, on behalf of the corporation.



Amy R. Vermeulen  
Notary Public

My Commission Expires:  
November 23, 1999