

P97000007921



THE UNITED STATES  
CORPORATION  
COMPANY

ACCOUNT NO. : 072100000032

REFERENCE : 237379 7106502

AUTHORIZATION :

COST LIMIT : \$ PPD

ORDER DATE : January 27, 1997

ORDER TIME : 11:21 AM

ORDER NO. : 237379-005

CUSTOMER NO: 7106502

CUSTOMER: George Jahn, Esq  
SHEPARD FILBURN & GOODBLATT,  
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221 Northeast Ivan Hoe Blvd.  
Orlando, FL 32804

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\*\*\*\*122.50 \*\*\*\*122.50

DOMESTIC FILING

NAME: WINDWARD APARTMENTS  
OF ORLANDO, INC.

EFFECTIVE DATE:

XX ARTICLES OF INCORPORATION  
       CERTIFICATE OF LIMITED PARTNERSHIP

PLEASE RETURN THE FOLLOWING AS PROOF OF FILING:

XX CERTIFIED COPY  
       PLAIN STAMPED COPY  
       CERTIFICATE OF GOOD STANDING

CONTACT PERSON: W. Charles Earnest

EXAMINER'S INITIALS:

FILED  
97 JAN 27 AM 9:22  
TALLAHASSEE, FLORIDA

RECEIVED  
96 JAN 27 PM 12:08  
DEPARTMENT OF STATE  
DIVISION OF CORPORATIONS  
TALLAHASSEE, FLORIDA

KR  
1-28-97

**ARTICLES OF INCORPORATION**  
**OF**  
**WINDWARD APARTMENTS OF ORLANDO, INC.**

97 JAN 27 AM 9:22  
FILED  
SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

The undersigned, acting as the incorporator of a corporation under the Florida Business Corporation Act, adopts the following Articles of Incorporation for such corporation.

**ARTICLE I - NAME**

The name of the Corporation is:

Windward Apartments of Orlando, Inc.

**ARTICLE II - TERM OF EXISTENCE**

This Corporation shall have perpetual existence unless sooner dissolved in accordance with the laws of the State of Florida. The date on which corporate existence shall begin is the date on which these Articles of Incorporation are filed with the Florida Department of State.

**ARTICLE III - NATURE OF BUSINESS**

The purpose or purposes for which this corporation is being organized are:

To engage in any activity or business permitted under the laws of the United States of American and of the State of Florida.

To generally have and exercise all powers rights and privileges necessary and incident to carrying out properly the objects herein mentioned.

To carry on any other lawful business and to do any and everything necessary, suitable, convenient or proper for the accomplishment of any of the purposes or the attainment of any or all of the objects hereinbefore enumerate or incidental to the purposes and powers herein named

or for the enhancement of the value of the property of the Corporation or which at any time appear conducive thereto or expedient.

#### **ARTICLE IV - CAPITAL STOCK**

The aggregate number of shares that the Corporation shall have the authority to issue is one hundred (100) shares, of capital stock with a par value per share of One Dollar (\$1.00). The shares of the Corporation are not to be divided into classes, and shall have unlimited voting rights.

#### **ARTICLE V - INITIAL REGISTERED OFFICE AND INITIAL REGISTERED AGENT**

The initial street address of the initial principal office of the Corporation is: 1275 Bennett Drive, Suite 200, Longwood, Florida 32750.

The street of the Corporation's initial registered office and the name of its initial registered agent at that office are:

Nissan Miora  
1275 Bennett Drive  
Suite 200  
Longwood, Florida 32750

#### **ARTICLE VI - INCORPORATOR**

The name and address of the incorporator of this Corporation is:

Nissan Miora  
1275 Bennett Drive  
Suite 200  
Longwood, Florida 32750

#### **ARTICLE VII - INITIAL BOARD OF DIRECTORS**

The Corporation shall have two Directors initially. The number of Directors, who need not be residents of the State of Florida or shareholders of the Corporation, may be increased or

decreased from time to time by amendment to or in the manner provided in the By-Laws. The name and address of the initial Director of this Corporation are:

Nissan Miora and Issac HersHKovitch  
1275 Bennett Drive  
Suite 200  
Longwood, Florida 32750

#### ARTICLE VIII - POWERS

The Corporation shall have all of the powers enumerated in the Florida Business Corporation Act.

IN WITNESS WHEREOF, the undersigned has executed these Articles of Incorporation at Orlando, Florida, on this 16 day of January, 1997.

Nissan Miora  
Incorporator - Nissan Miora

STATE OF FLORIDA  
COUNTY OF Seminole

The foregoing instrument was acknowledged before me this 16 day of January, 1997, by Nissan Miora, who is personally known to me or who has produced N/A as identification.

Melissa Sauls  
Notary Public



MELISSA J. SAULS  
My Comm Exp. 5/12/97  
Bonded By Service Ins  
No. CC285981  
☒ Personally Known ☐ Other I.D.

**CERTIFICATE OF DESIGNATION**

**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: **Windward Apartments of Orlando, Inc.**
2. The name and address of the registered agent and office is:

Nissan Miora  
1275 Bennett Drive  
Suite 200  
Longwood, Florida 32750

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.

  
Nissan Miora

Dated: January 16, 1997

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97 JAN 27 AM 9:22  
SECRET  
TALLAHASSEE, FLORIDA