

P97000008294



THE UNITED STATES
CORPORATION
COMPANY

ACCOUNT NO. : 072100000032

REFERENCE : 238366 11381A

AUTHORIZATION :

COST LIMIT : \$ PRE-PAID

ORDER DATE : January 27, 1997

ORDER TIME : 4:49 PM

ORDER NO. : 238366-005

CUSTOMER NO: 11381A

CUSTOMER: Alys Nagler Daniels, Esq
GARY DYTRYCH & RYAN

Suite 402
701 U.S. Highway 1
North Palm Beach, FL 33408

200002078552--9
-01/28/97-10:05-023
*****70.00 *****70.00

See validations on
next two pages.

DOMESTIC FILING

NAME: JUPITER HILLS VILLAGE REALTY,
INC.

EFFECTIVE DATE:

XX ARTICLES OF INCORPORATION
 CERTIFICATE OF LIMITED PARTNERSHIP

PLEASE RETURN THE FOLLOWING AS PROOF OF FILING:

 CERTIFIED COPY
XX PLAIN STAMPED COPY
 CERTIFICATE OF GOOD STANDING

CONTACT PERSON: Kathy Drake

EXAMINER'S INITIALS:

KR
1-28-97

FILED
97 JAN 28 PM 3:31
TALLAHASSEE, FLORIDA
RECEIVED
97 JAN 28 AM 9:53
DIVISION OF CORPORATION

CORPORATION INFORMATION
SERVICES, INC.
1201 HAYS STREET
TALLAHASSEE, FL 32301
904-222-9171
904-222-0393 FAX

800-342-8086

csc networks

MAIL TO:
P.O. Box 5828
TALLAHASSEE, FL 32314

ACCOUNT NO. : 072100000032

REFERENCE : 561-844-3700

AUTHORIZATION :

COST LIMIT : SPRE-PAID

ORDER DATE : 01-22-97

ORDER TIME : 09:50

ORDER NO. :

CUSTOMER NO:

CUSTOMER:

300002064653--2
-01/22/97-01106-010
*****35.00 *****35.00

~~AMENDMENT~~
DOMESTIC FILING

NAME: JUPITER HILLS VILLAGE REALTY INC.

~~(name change to)~~

~~JUPITERIA REAL ESTATE INC.~~

XX ARTICLES OF ~~AMENDMENT~~
 CERTIFICATE OF LIMITED PARTNERSHIP

PLEASE RETURN THE FOLLOWING AS PROOF OF FILING:

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 CERTIFICATE OF GOOD STANDING

CONTACT PERSON:

EXAMINER'S INITIALS: _____

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97 JAN 28 PM 3:31
SEC
TALLAHASSEE, FLORIDA

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JAN 22 10 52
JAN 22 10 52

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97 JAN 28 PM 3:31
TALLAHASSEE, FLORIDA

200002064652--5
-01/22/97--01106--009
*****35.00 *****35.00

~~AMENDMENT~~
DOMESTIC FILING

NAME: ~~FRANK TODD REAL ESTATE INC.~~

~~(name change to)~~

JUPITER HILLS VILLAGE REALTY INC.

XX ARTICLES OF ~~AMENDMENT~~

 CERTIFICATE OF LIMITED PARTNERSHIP

PLEASE RETURN THE FOLLOWING AS PROOF OF FILING:

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XX PLAIN STAMPED COPY

 CERTIFICATE OF GOOD STANDING

CONTACT PERSON:

EXAMINER'S INITIALS: _____

RECEIVED
JAN 22 1997
5:53 PM

FILED
97 JAN 28 PM 3:31
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

ARTICLES OF INCORPORATION

OF

JUPITER HILLS VILLAGE REALTY, INC.

The undersigned, for the purpose of forming a corporation for profit under and by virtue of the laws of the State of Florida, do hereby make, subscribe and acknowledge this certificate for that purpose.

ARTICLE I

The name of the corporation shall be JUPITER HILLS VILLAGE REALTY, INC.

ARTICLE II

The general nature of the business or businesses to be transacted by the corporation, as principal, or as agent, is as follows:

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

2. To do all and everything necessary and appropriate for the accomplishment of the business and objects enumerated in this Certificate or any amendment thereof, necessary or incidental to the attainment of the business or objects of the corporation, whether or not such business or objects of the corporation are similar in nature to the business or objects set forth in this Certificate or any amendment thereof. The foregoing shall be construed as objects and powers in furtherance not in limitation of the general powers conferred from time to time by laws of the State of Florida; and it is hereby expressly provided that the enumeration of specific powers shall not be held to limit or restrict in any manner the powers of the corporation, and that the corporation shall and may do all and everything necessary, suitable or proper for the accomplishment of any of the purposes or objects herein enumerated, either alone or in association with other corporations, firms or individuals to the same extent and as fully as individuals might or could do as principals, agents, contractors or otherwise.

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ARTICLE III

The maximum number of shares of capital stock which the corporation is authorized to have outstanding at any time is ONE THOUSAND (1,000) shares of common stock with a par value of \$.10 per share.

ARTICLE IV

The amount of capital with which the corporation shall begin business shall not be less than ONE HUNDRED Dollars (\$100.00).

ARTICLE V

The corporation shall have perpetual existence unless sooner dissolved according to law, and its existence shall commence upon filing.

ARTICLE VI

The principal office of this corporation is to be located at 17813 Southeast Village Circle, Tequesta, Florida 33469.

The Board of Directors shall have the power and the authority to establish branch offices and places of business of this corporation at any point in the State of Florida, or in any state, territory, or district of the United States, or in any foreign country, as they may deem necessary for the best interests of the business.

ARTICLE VII

This corporation shall have ONE (1) Director initially. The business of this corporation shall be conducted by a Board of Directors of not less than one (1) nor more than five (5) Directors as determined by the Shareholders from time to time. The Board of Directors shall have the power and authority to prescribe the consideration to be paid to the corporation in exchange for the issuance and disposal of its capital stock. The Board of Directors shall also have the authority and the power to adopt by-laws which shall govern the operation of the business of this corporation, and to thereafter amend the same from time to time if necessary.

ARTICLE VIII

The name and post office address of the Incorporator signing these Articles of Incorporation is as follows:

Name:

Alys N. Daniels

Address:

Gary, Dytrych & Ryan, P.A.
701 U.S. Hwy. One, Ste. 402
N. Palm Beach, FL 33408

The value of consideration which the subscribers shall pay for each share of stock shall be at least \$.10 per share, and the proceeds of the stock subscribed for will be at least as much as the amount necessary to begin the business of the corporation at the time the stock certificates thereof are issued and the corporation otherwise activated.

ARTICLE IX

The name and post office address of the Director and Officers who shall hold office for the first year of the corporation's existence or until their successors have been elected and qualified are as follows:

Name:

Frank Todd
Director and Pres.,
Secretary and Treasurer

Address:

17813 Southeast Village Circle
Tequesta, FL 33469

ARTICLE X

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

ARTICLE XI

All of the subscribers to these Articles of Incorporation are over the age of twenty-one years and are sui juris.

Stock certificates shall not be issued unless and until the same are paid for in full with cash, or its equivalent. Stock certificates shall not be valid unless signed and issued by the president and attested by the secretary, who shall affix thereon the corporate seal.

ARTICLE XII

The name of the initial registered agent and the address of the initial registered office of the corporation is as follows:

Alys N. Daniels

Gary, Dytrych & Ryan, P.A.
701 U.S. Hwy. One, Ste. 402
N. Palm Beach, FL 33408

ARTICLE XIII

Nothing in these Articles of Incorporation shall be taken to limit the power of this corporation, and this corporation shall have all of the rights and powers that are expressly stated under the Florida Statutes and Laws (F.S. 607 and as amended in the future).

IN WITNESS WHEREOF, the undersigned, being the original subscriber to the capital stock herein, has made and subscribed these Articles of Incorporation this 24th day of January, 1997, and the undersigned registered agent hereby states that he is familiar with and accepts the duties and responsibilities as registered agent for this corporation.

Signed, sealed and delivered
in the presence of:

Christine A. Zill
Print Witness Name: Christine A. Zill

Marilyn M. Bishock
Print Witness Name: MARILYN M. Bishock

Alys N. Daniels
Alys N. Daniels, Incorporator

STATE OF FLORIDA
COUNTY OF Palm Beach

97 JAN 28 PM 3:33
FILED
SECRET
TALLAHASSEE

BEFORE ME, the undersigned officer duly authorized to take acknowledgments, this day, personally appeared Alys N. Daniels, to me personally known or who provided _____ as identification and who executed the foregoing Articles of Incorporation, and he acknowledged before me that she executed the same for the purposes herein expressed.

WITNESS my hand and official seal in the State and County aforesaid this 24th day of January, 1997.

Frances Sue Hudson
Notary Public
My Commission
Commission No.

OFFICIAL NOTARY SEAL
FRANCES SUE HUDSON
NOTARY PUBLIC STATE OF FLORIDA
COMMISSION NO. CC491243
MY COMMISSION EXP. AUG. 26, 1999

ACCEPTANCE OF REGISTERED/RESIDENT AGENT

Having been designated to accept service of process for the above stated corporation, at the place set forth hereinabove, I hereby accept such designation and agree to act in such capacity and hereby state that I am familiar with and accept the duties and responsibilities as registered agent for this corporation and agree to comply with the provisions of Section 607.0505 of the Florida Statutes.

Alys N. Daniels
Alys N. Daniels, Registered Agent

Dated: 1-24-97

STATE OF FLORIDA
COUNTY OF Palm Beach

BEFORE ME, the undersigned officer duly authorized to take acknowledgments, this day, personally appeared Alys N. Daniels, to me personally known or who provided _____ as identification and who executed the foregoing, and she acknowledged before me that he executed the same for the purposes herein expressed.

WITNESS my hand and official seal in the State and County aforesaid this 24th day of January, 1997.

Frances Sue Hudson
Notary Public
My Commission Expires:
Commission No.

OFFICIAL NOTARY SEAL
FRANCES SUE HUDSON
NOTARY PUBLIC STATE OF FLORIDA
COMMISSION NO. CC491243
MY COMMISSION EXP. AUG. 26, 1999