

P97000046829

TRANSMITTAL LETTER

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

SUBJECT: Elite Realty Associates, Inc.
(Proposed corporate name - must include suffix)

8:00002190318--4
-05/23/97--01118--008
****131.25 ****131.25

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: Sharon M. Flamm
Name (Printed or typed)

375 Douglas Ave., Suite 1005
Address

Altamonte Springs, Florida 32714
City, State & Zip

407-660-0832
Daytime Telephone number

FILED
SECRETARY OF STATE
DIVISION OF CORPORATIONS
97 MAY 23 AM 10:58

(H)

JP 5/28

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

**ARTICLES OF INCORPORATION OF
Elite Realty Associates, Inc.**

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DIVISION OF CORPORATIONS
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The undersigned incorporator, for the purpose of forming a corporation under Florida Business Corporation Act, hereby adopts the following Articles of Incorporation.

ARTICLE I. NAME

The name of the corporation shall be: Elite Realty Associates, Inc.

ARTICLE II. PRINCIPAL OFFICE

The principal place of business and mailing address of the corporation shall be: 375 Douglas Ave, Suite 1005, Altamonte Springs, Florida 32714.

ARTICLE III. SHARES

The number of shares of stock that this corporation is authorized to have outstanding at any one time is: three thousand (3,000) shares. This stock shall be common capital stock and shall have a par value of one dollar (\$1.00) per share.

ARTICLE IV. INITIAL REGISTERED AGENT

The name and address of the initial registered agent of this corporation is: Sharon M. Flamm, 375 Douglas Ave, Suite 1005, Altamonte Springs, Florida 32714.

ARTICLE V. INCORPORATOR

The name and address of the incorporator to these Articles of Incorporation is: Sharon M. Flamm, 1000 Winderley Place, #243, Maitland, Florida 32751

ARTICLE VI. PURPOSE

The purpose for which this corporation is organized is to transact any and all lawful business for which corporations may be organized under the laws of the State of Florida, and to have all the powers which are afforded corporations under the laws of the State of Florida.

ARTICLE VII. NUMBER OF DIRECTORS

The initial board of directors shall consist of one (1) member who need not be a resident of the State of Florida or shareholder of the corporation.

ARTICLE VII. NAME AND ADDRESS OF INITIAL DIRECTOR

The name and address of the initial director of this corporation is: Sharon M. Flamm, 1000 Winderley Place, #243, Maitland, Florida 32751.

ARTICLE VIII. INDEMNIFICATION OF DIRECTORS AND OFFICERS

The corporation shall indemnify and hold harmless each person who shall serve at any time hereafter as a director or officer of the corporation, and any person who serves at the request of this corporation as a director or officer of any other corporation, from and against any and all claims and liabilities to which such person shall become subject by reason of his having heretofore or hereafter being a director or officer of the corporation, or by reason of any action alleged to have been heretofore or hereafter taken or omitted by him as such director or officer, and shall reimburse such person for all legal and other expenses reasonably incurred by him in connection with such claim or liability, provided that no person shall be indemnified against, or be reimbursed for, any expenses incurred in connection with any claim or liability as to which it shall be adjudged that such officer or director is liable for negligence or willful misconduct in the performance of his duties.


The rights accruing to any person under the foregoing provisions shall not exclude any other right to which he may be lawfully entitled nor shall anything herein contained restrict the right of the corporation to indemnify or reimburse such person in any proper case even though not specifically herein provided for.

No contract or other transaction between this corporation and any other corporation, and no act of this corporation shall in any way be affected or invalidated by the fact that any of the directors of the corporation are pecuniarily or otherwise interested in, or are directors or officers of, such other corporation; any director individually, or any firm of which any director may be a member, may be a party to, or may be pecuniarily or otherwise interested in, any contract or transaction of the corporation, provided that the fact that he or such firm so interested shall be disclosed or shall have been known to the Board of Directors or such members thereof as shall be present at any meeting of the Board of Directors at which action upon any such contract or transaction shall be taken; and any director of the corporation who is also a director or officer of such other corporation or is so interested may be counted in determining the existence of a quorum at any meeting of the Board of Directors of the corporation which shall authorize any such contract or transaction, and may vote thereat to authorize any such contract or transaction, with the like force and effect as if he were not such director or officer of such other corporation or not so interested.

ARTICLE IX. AMENDMENT

The shareholders shall have the power to adopt, amend, alter, change or repeal the Articles of Incorporation when proposed and approved at a stockholders' meeting, with not less than a two-thirds vote of the common stock.

The undersigned incorporator has executed these Articles of Incorporation this 21st day of May, 1997.



Sharon M. Flamm

**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 Elite Realty Associates, Inc.

2. The name and address of the registered agent and office is:

Sharon M. Flamm

(NAME)

375 Douglas Ave., Suite 1005

(P. O. Box or Mail Drop Box **NOT** ACCEPTABLE)

Altamonte Springs, Florida 32714

(CITY/STATE/ZIP)

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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.


(SIGNATURE)

5-21-97
(DATE)