

MARK R. LEWIS, P.A.
ATTORNEY AT LAW
FIRST UNION BANK BUILDING
3131 - 66th STREET NORTH, SUITE A
ST. PETERSBURG, FLORIDA 33710

MARK R. LEWIS, SR.
ADM. IN OHIO & FLORIDA

PHONE 813-381-1946
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P97000083792
September 24, 1997

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

RE: **The Dunedin Inn Corp.**
New Florida Corporation

Gentlemen:

Please find enclosed original and one copy of Articles of Incorporation for The Dunedin Inn Corp. together with our check for \$122.50 to cover costs. Please note corporate existence commenced this date.

Please return one certified copy of the Articles in care of the undersigned.

Yours very truly,

MARK R. LEWIS, P.A.

By

Mark R. Lewis, Sr.

MRL/jl
Encls.

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FILED
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TALLAHASSEE, FLORIDA

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P. CHOWEN SEP 26 1997

ARTICLES OF INCORPORATION
OF
THE DUNEDIN INN CORP.

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SECRETARY OF STATE
TALLAHASSEE, FLORIDA

The undersigned, for the purpose of forming a corporation under the Florida General Corporation Act, hereby adopts the following Articles of Incorporation:

ARTICLE ONE - NAME AND MAILING ADDRESS

The name of the Corporation is The Dunedin Inn Corp. The mailing address for the corporation is 3131 66th Street N., St. Petersburg, FL 33710.

ARTICLE TWO - TERM OF EXISTENCE

The corporation shall have perpetual existence.

ARTICLE THREE - PURPOSE

The purposes for which the Corporation is organized are:

A. To operate a bed and breakfast facility, a retail store, a restaurant and such other businesses as may be deemed appropriate from time to time.

B. To invest the funds of the Corporation in real estate, mortgages, stocks, bonds, or any other type of investment, and to own real and personal property necessary for conducting the business of the Corporation.

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Spring Hill, FL 34606
Tel No. 904-688-4406
Fax No. 904-688-0618



C. To do everything necessary and proper for the accomplishment of any of the purposes or attaining of any of the objects or furtherance of any of the purposes enumerated in these Articles of Incorporation, or any amendment thereof, necessary or incidental to the protection and benefit of the Corporation, and in eneral, either alone or in association with any other corporations, firms, or individuals, to carry on any lawful pursuit necessary or incidental to the accomplishment of the purposes, or attainment of the objects or the furtherance of such purposes or objects of the Corporation.

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

The foregoing paragraphs shall be construed as enumerating both objects and purposes of the Corporation; and it is expressly provided hereby that the foregoing enumeration of specific purposes shall not be held to limit or restrict in any manner the purposes of the Corporation otherwise permitted by law.

ARTICLE FOUR - CAPITAL STOCK

The capital stock of the Corporation shall be 1,000 shares of common stock having a par value of \$.50 per share.

ARTICLE FIVE - REGISTERED OFFICE

The street address of the initial registered office of the Corporation is 3131 - 66th Street North, Suite A, St. Petersburg, Florida, 33710, and the name of the initial registered agent at

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such address is MARK R. LEWIS, Sr..

ARTICLE SIX - DIRECTORS

The business of the Corporation shall be managed by its Board of Directors. The number of Directors constituting the entire Board shall not be less than one; and subject to such minimum may be increased or decreased from time to time by amendment of the By-Laws in a manner not prohibited by law. Until so changed, the number shall be one.

ARTICLE SEVEN - INITIAL DIRECTORS

This Corporation shall have one Director initially. The name and address of the members of the initial Board of Directors are:

Name	Address
MARK R. LEWIS, SR.	12285 90th Lane N. Largo, FL 34643

ARTICLE EIGHT - INCORPORATOR

The name and address of the person signing these Articles of Incorporation as incorporator is MARK R. LEWIS, Sr., 3131 - 66th Street North, Suite A, St. Petersburg, FL, 33710.

ARTICLE NINE - BY-LAWS

The power to adopt, alter, amend or repeal By-Laws shall be vested in the Board of Directors and the Shareholders. Any By-Laws adopted by the Board of Directors or the Shareholders may be

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altered, amended, or repealed by the other group except that any By-Law adopted by the Shareholders may provide that it can only be altered, amended, or repealed by the Shareholders.

ARTICLE TEN - CONTRACTS

No contract or other transaction between the Corporation and any other corporation shall be affected by the fact that any Director of the Corporation is interested in, or is a Director or officer of, such other corporation, and any director, individually or jointly, may be a party to, or may be interested in, any contract or transaction of the Corporation or in which the Corporation is interested; and no contract or transaction of the Corporation with any person, firm or corporation shall be affected by the fact that any Director of the Corporation is a party in any way connected with such person, firm or corporation, and every person who may become a Director of the Corporation is hereby relieved from any liability that might otherwise exist from contracting with a corporation for the benefit of himself or any firm, association, or corporation in which he may be in any way interested.

ARTICLE ELEVEN - AMENDMENT

Section 1. The Corporation reserves the right to amend or repeal any provision contained in these Articles of Incorporation, or any amendment hereto, and any right conferred upon the Shareholders by these Articles of Incorporation or the By-Laws is

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subject to this reservation.

Section 2. These Articles of Incorporation may be amended in the manner provided by the Florida General Corporation Act effective January 1, 1971, or as it is thereafter amended.

ARTICLE TWELVE - INDEMNIFICATION

The Corporation shall indemnify any officer or Director or any former officer or Director to the full extent permitted by law.

ARTICLE THIRTEEN - RESTRAINT ON ALIENATION OF SHARES

The Stockholders of the Corporation shall have the power to include in the By-Laws, adopted by a two-third majority of the Stockholders of the Corporation, any regulatory or restrictive provisions regarding the proposed sale, transfer, or other disposition of any of the outstanding stock of the Corporation by any of its Stockholders, or in the event of the death of any of its Stockholders. The manner and form, as well as the relevant terms, conditions, and details thereof, shall be determined by the Stockholders of the Corporation; provided, however, that such regulatory or restrictive provisions shall not affect the rights of third parties without actual notice thereof, unless the existence of such provisions shall be plainly written upon the certificate evidencing the ownership of such stock.

IN WITNESS WHEREOF, I have subscribed my name this 24th day of September, 1997.


MARK R. LEWIS, Sr., Incorporator

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STATE OF FLORIDA

COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me this 24th day of September, 1997, by MARK R. LEWIS, SR. as incorporator of THE DUNEDIN INN CORP., a Florida corporation, on behalf of the corporation. He is personally known to me or who has produced as identification and who did take an oath.

NOTARY PUBLIC

Jeri Ann Armistead

Print: _____

My Commission Expires:



Jeri Ann Armistead
My Commission CC606028
Expires December 8, 2000

(SEAL)

FILED
97 SEP 26 AM 9:55
TALLAHASSEE, FLORIDA

ACCEPTANCE BY REGISTERED AGENT

I HEREBY ACCEPT the designation of initial Registered Agent for THE DUNEDIN INN CORP., as stated in these Articles of Incorporation.

Mark R. Lewis
MARK R. LEWIS, SR., Registered Agent

newbus\inn\articles.org

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