

P97000086990



ACCOUNT NO. : 072100000032

REFERENCE : 558189 4656E

AUTHORIZATION :

Patricia Pizito

COST LIMIT : \$ 70.00

ORDER DATE : October 8, 1997

ORDER TIME : 12:32 PM

ORDER NO. : 558189-005

CUSTOMER NO: 4656E

CUSTOMER: Michelle J. Turton, Legal Asst
GREENBERG TRAUIG HOFFMAN
LIPOFF ROSEN & QUENTEL
111 North Orange Avenue
Suite #2050
Orlando, FL 32801

80000021
FILED
9 OCT - 8 PM 2:30
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

DOMESTIC FILING

NAME: ALL FLORIDA RESORTS, 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: Andrew Cumper

EXAMINER'S INITIALS:

SN OCT - 8 1997

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ARTICLES OF INCORPORATION
OF

ALL FLORIDA RESORTS, INC. 97 OCT -8 PM 2:30

FILED

ARTICLE I - NAME

SECRETARY OF STATE
TALLAHASSEE, FLORIDA

The name of this corporation is **ALL FLORIDA RESORTS, INC.**

ARTICLE II - INITIAL PRINCIPAL OFFICE AND MAILING ADDRESS

The address of the initial principal place of business of the corporation is P.O. Box 1916, Windermere, Florida 34786-1916. The initial mailing address of the corporation is P.O. Box 1916, Windermere, Florida 34786-1916.

ARTICLE III - AUTHORIZED SHARES

The maximum number of shares of stock that the corporation is authorized to have outstanding at any one time is 10,000 shares of common stock having a par value of \$1.00 per share.

ARTICLE IV - INITIAL REGISTERED OFFICE AND REGISTERED AGENT

The street address of the initial registered office of the corporation is 1201 Hays Street, Tallahassee, Florida 32301-2607 and the initial registered agent at that address is Corporation Service Company.

ARTICLE V - INCORPORATOR

The name and address of the incorporator is as follows:

<u>Name</u>	<u>Address</u>
Steven Williams	P.O. Box 1916 Windermere, FL 34786-1916

ARTICLE VI - INDEMNIFICATION

The corporation shall, to the fullest extent permitted by the laws of Florida, including, but not limited to Section 607.0850 of the Florida Business Corporation Act, as the same may be amended and supplemented from time to time, indemnify any and all directors and officers of the corporation.

IN WITNESS WHEREOF, the undersigned does hereby execute this instrument this 11 day of August, 1997.

By:

Steven Williams

Steven Williams
Incorporator

**FOR THE SERVICE OF PROCESS WITHIN THIS STATE, NAMING
AGENT UPON WHOM PROCESS MAY BE SERVED**

Pursuant to Section 48.091 and Section 607.0501, Florida Statutes, the following is submitted:

That **ALL FLORIDA RESORTS, INC.**, desiring to organize under the laws of the State of Florida with its initial registered office, as indicated in the Articles of Incorporation, at 1201 Hays Street, Tallahassee, Florida 32301-2607, has named Corporation Service Company as its agent to accept service within this state.

ACKNOWLEDGMENT:

Having been named to accept service of process for the Corporation named above, at the place designated in this certificate, I agree to act in that capacity and to comply with the provisions of the Florida Business Corporation Act, relative to the proper and complete performance of my duties as registered agent.

Date: 10/8, 1997

David P. Dwyer
Corporation Service Company, Registered Agent

FILED
97 OCT -8 PM 2:30
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

TRANSMITTAL LETTER

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

SUBJECT: JM CUSTOM HOME CORPORATION
(Proposed corporate name - must include suffix)

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: James M. Morgan
Name (printed or typed)

6601 Lyons Road Suite D-1
Address

Coconut Creek, FL 33073
City, State & Zip

954-427-1070
Daytime Telephone number

FILED
97 OCT - 7 PM 3:
SECRETARY OF STATE
TALLAHASSEE, FL

ARTICLES OF INCORPORATION
OF

JM CUSTOM HOME CORPORATION

FILED
97 OCT -7 PM 3: 05
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

The undersigned hereby associates himself for the purpose of becoming a corporation under the laws of the State of Florida, by and under the provisions of the Statutes of the State of Florida, providing for the formation, liability, rights, privileges and immunities of a corporation for profit.

ARTICLE I

The name of the corporation shall be:

JM CUSTOM HOME CORPORATION

ARTICLE II

The corporation may engage in any activity of business permitted under the Laws of the United States and of the Laws of the State of Florida.

ARTICLE III

The authorized capital stock of this corporation shall be 7500 shares of common stock of the par value of \$1.00 per share. The shareholder is hereby granted a preemptive right to any new issues of stock.

All of said stock shall be payable in cash, property, labor or services at a just valuation to be fixed by the shareholders of the corporation; property, services or labor may be purchased or paid for with the capital stock at a just valuation to be fixed by the shareholders.

ARTICLE IV

ARTICLE V INCORPORATOR(S)

See instructions for officers/directors

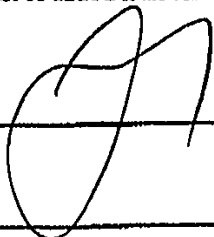
The name(s) and street address(es) of the incorporator(s) to these Articles of Incorporation is(are):

James M. Morgan 6601 Lyons Road Suite D-1
Coconut Creek, FL 33073

The undersigned incorporator(s) has(have) executed these Articles of Incorporation this

7th day of October, 19 97.

(An additional article must be added if an effective date is requested.)



Signature

Signature

ARTICLE VI

The principal place of business of this corporation shall be 6601 Lyons Road, Suite D-1, Coconut Creek, FL 33073, with the privilege of having branch offices at other places within or without the State of Florida. Further, the shareholders may from time to time, move the principal place of business of this corporation to any other address within or without the State of Florida.

ARTICLE VII

The business of this corporation shall be managed by its shareholder, rather than by a Board of Directors. In the management of the business of the corporation, the act of the shareholder representing a majority of the outstanding shares of the corporation entitled to vote, represented in person or by proxy, shall be the act of the shareholders. Each shareholder shall be entitled to one (1) vote in person, or in proxy, for each share of voting stock held by him or her. A majority of the outstanding shares of the corporation entitled to vote represented in person or proxy, shall constitute a quorum at any meeting of shareholders for the management of the business of the corporation.

ARTICLE VIII

The name and address of the subscriber and initial shareholder of this corporation is as follows:

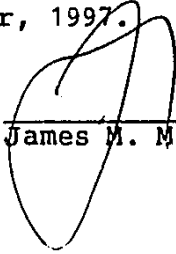
<u>Name</u>	<u>Address</u>
James M. Morgan	6601 Lyons Road, Suite D-1 Coconut Creek, FL 33073

ARTICLE IX

ARTICLE X

These Articles of Incorporation may be amended in the manner provided by law. Every amendment shall be approved by the shareholder at a shareholder's meeting by vote of the shareholders voting the majority of the stock capable of being voted, unless all shareholders sign a written agreement manifesting their intention that a certain amendment of these Articles of Incorporation be made.

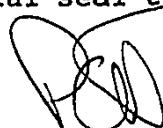
IN WITNESS WHEREOF, I have hereunto set my hand and seal this 6th day of October, 1997.


James M. Morgan Subscriber

STATE OF FLORIDA)
COUNTY OF BROWARD)

I HEREBY CERTIFY that on this the 6th day of October, 1997 personally came and appeared before me, the undersigned authority, JAMES M. MORGAN, to me well known and known to me to be the person described in and who executed the foregoing instrument, and he acknowledged to and before me that he executed the same of his own free and voluntary act and deed for the uses and purposes set forth and expressed therein.

WITNESS my hand and official seal the day and year first above written.


Notary Public

My Commission Expires:



Paul Castione
My Commission CC033542
Expires March 27 2001

Having been named to accept service of process for the above-stated corporation, at the place designated in these Articles, I hereby agree to act in this capacity, and I further agree to comply with the provisions of all Statutes relative to the proper and complete performance of

FILED
97 OCT -7 PM 3:06
CLERK OF DISTRICT COURT
TALLAHASSEE, FLORIDA