

P97000104747

TRANSMITTAL LETTER

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

500002369515--3
-12/11/97-01057-013
***131.25 ***131.25

SUBJECT: New Home Realty Sales, Inc.
(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: J. William Masters, II
Name (Printed or typed)

2901 Curry Ford Ste 212-A
Address

Orlando, FL 32806
City, State & Zip

(407) 896-6100
Daytime Telephone number

FILED
97 DEC 11 AM 10:39
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

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

[Handwritten signature]
12/11/97

Articles of Incorporation
of
New Home Realty Sales, Inc.

FILED
97 DEC 11 AM 10:39
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

The undersigned subscriber to these Articles of Incorporation, a natural person competent to contract, hereby forms a corporation for profit under the laws of the State of Florida.

Article One: Name. The name of the corporation is New Home Realty Sales, Inc.

Article Two: Nature of Business. The general character, purpose and nature of business to be transacted by this corporation is real estate development, real estate sales, and whatever other business its Directors may direct, and in the process of such business to:

(a) Acquire by purchase, lease or otherwise, lands and/or the structures thereon and interest in lands, etc., and to own, hold, improve, develop and have to be erected, on any lands owned, held, or occupied by the corporation, buildings or other structures now or hereinafter erected on any lands owned, held or occupied and to encumber or dispose of any lands, or interest in lands, and any buildings or other structures, at any time owned or held by the corporation. To buy, sell, mortgage, exchange, lease, hold for investment or otherwise, use and operate, real estate of all kinds improved, or otherwise, or any right or interest therein.

(b) To acquire by purchase, lease, manufacture or otherwise any personal property deemed necessary, or useful in the equipment, furnishing, development or management of any property, real or personal, at any time owned, held, or occupied by the corporation, and to invest, trade, lease, rent, encumber or dispose of any personal property at any time owned or held by this corporation.

(c) To carry on in any capacity a business or trade deemed legal in the State of Florida.

(d) To contract debts and borrow money, issue and sell, or pledge bonds, debentures, notes and other evidences of indebtedness, and to execute such mortgages, transfers of corporate property, or other instruments to secure the payment of corporate indebtedness as required.

(e) To purchase the corporate assets of any other corporation and engage in the same or other character of business.

(f) To become a partner with any person or persons, corporation, or other business entity, and to engage in the same or other of any character of business legal in the State of Florida.

(g) To guarantee, endorse, purchase, hold, sell, transfer, mortgage, pledge or otherwise acquire or dispose of the shares of capital stock of or any bonds, securities, or other evidences of indebtedness created by any other corporation of any state, and while owner of such stock to exercise all the rights, powers, and privileges of ownership, including the right to vote such stock.

(h) To enter into, make, perform, and carry out contracts and agreements of every kind, for any lawful purpose, without limit as to amount, with any firm, association or corporation, and to transact any further and other business necessarily connected with the purposes of this corporation, or calculated to facilitate the same.

(i) To carry on any or all of its operations and business and to promote its objects within the State of Florida or elsewhere without restriction as to place or as to amount; and to have, use, exercise and enjoy all of the general powers of like corporations.

(j) To do any or all the things herein set forth to the same extent as natural persons might or could do; and in any part of the world as principals, agents, contractors or otherwise, alone or in the company of others, and to do and perform all such things and acts as may be necessary, profitable, or expedient in carrying on any of the business or acts above named.

The intention is that none of the objects and powers hereinabove set forth, except as where otherwise specified in this Article, shall be in anywise limited or restricted by reference or inference from the terms of any other objects, powers, or clauses of this Article or any other Articles; but that the objects and powers specified in each of the clauses and in this article shall be regarded as independent objects and powers.

Article Three: Capital Stock. The maximum number of shares of stock that this corporation is authorized to have outstanding at any time is one hundred shares of common stock, each share having a par value of no par. Said authorized shares may be divided into voting and non-voting shares before issuance by action of the Board of Directors, provided, however, that in event such designation is not specifically made by the Board of Directors, all said stock issued by the corporation shall be deemed voting. Authorized capital stock may be paid for in cash, service or property at a just value to be fixed by the Board of Directors of this corporation at any special or regular meeting.

Article Four: Initial Capital. The amount of the capital with which this corporation shall begin business is \$5,000.00.

Article Five: Term of Existence. This corporation shall have perpetual existence.

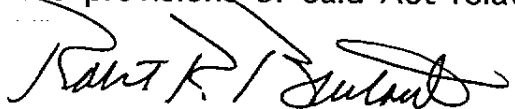
Article Six: Address. The initial street address of the principal office of the corporation shall be 5425 S. Semoran Blvd, Suite 4, Orlando, FL 32822. The Board of Directors may from time to time designate such other address and place for the principal office of this corporation as it may see fit.

Article Seven: Resident Agent. In pursuance of Chapter 48.091 of the Florida Statutes, the following is submitted in compliance with said Act:

That New Home Realty Sales, Inc., desiring to organize under the laws of the State of Florida with its principal office of the corporation at 5425 S. Semoran Blvd., Suite 4, Orlando, FL 32822, Orange County, has named Robert B. Brutout, 5737 Gatlin Ave, #412, Orlando, Florida 32822, as its agent to accept service of process within this State.

Acknowledgement:

I, Robert B. Brutout, having been named to accept service of process for the above stated corporation, at the place designated in this certificate, hereby accept to act in this capacity and agree to comply with the provisions of said Act relative to keepin open said office.



Resident Agent,
Robert B. Brutout

Article Eight: Directors. The corporation shall have one director initially. The number of directors may be increased or diminished from time to time by the By-Laws, but shall be never less than one.

Article Nine: Initial Director. The name and street address of the initial director who shall hold office until his successors are elected and have been qualified is as follows:

Robert B. Brutout 5737 Gatlin Ave, #412
Orlando, Florida 32822

Article Ten: Subscribers. The name and street address of the subscriber to these Articles of Incorporation is as follows:

Robert B. Brutout 5737 Gatlin Ave, #412
Orlando, Florida 32822

Article Eleven: Amendment. These Articles of Incorporation may be amended in the manner provided by law. Each and every amendment shall be approved by the Board of Directors, proposed by them to the stockholders, and approved at a stockholders' meeting by eighty per cent of the stockholders entitled to vote thereon, manifesting their intention that a certain amendment to these Articles of Incorporation be made.

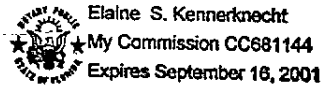
In Witness whereof, I have set my hand and seal acknowledged and filed the foregoing Articles of Incorporation this 8th day of December, 1997.

Robert R. Brutout (Seal)
Robert R. Brutout

State of Florida
Orange County

Before me, the undersigned notary public, personally appeared Robert R. Brutout, having produced a curent Florida Driver's License as identification, and who first being duly sworn, executed the foregoing Articles of Incorporation and acknowledged before me that he executed the same for the purposes therein expressed. Witness by hand and official seal in State of Florida, Orange County this 8th day of December, 1997.

Elaine S. Kennerknecht
Notary Public
My commission expires:



FILED
97 DEC 11 AM 10:39
SECRETARY OF STATE
TALLAHASSEE, FLORIDA