

P98000033458



ACCOUNT NO. : 072100000032  
REFERENCE : 771532 164228A  
AUTHORIZATION : Patricia Pzyts  
COST LIMIT : \$ 122.50

ORDER DATE : April 7, 1998  
ORDER TIME : 9:49 AM  
ORDER NO. : 771532-005  
CUSTOMER NO: 164228A

CUSTOMER: Steven P. Kushner, Esq  
STEVEN P. KUSHNER, P.A.

Suite 202  
1375 Jackson Street  
Fort Myers, FL 33901

500002480865-6

DOMESTIC FILING

NAME: NEW HOMES SHOWCASE, INC.

EFFECTIVE DATE:

XX ARTICLES OF INCORPORATION  
CERTIFICATE OF LIMITED PARTNERSHIP

PLEASE RETURN THE FOLLOWING AS PROOF OF FILING:

XX CERTIFIED COPY  
PLAIN STAMPED COPY  
CERTIFICATE OF GOOD STANDING

CONTACT PERSON: Deborah Schroder

EXAMINER'S INITIALS:

~~2544~~  
~~W98-7165~~

Dmc  
4/13/98

FILED  
98 APR -7 AM 9:42  
SECRETARY OF STATE  
TALLAHASSEE, FLORIDA  
RECEIVED  
98 APR -7 AM 10:41  
DIVISION OF CORPORATIONS



FLORIDA DEPARTMENT OF STATE  
Sandra B. Mortham  
Secretary of State

April 7, 1998

CSC NETWORKS  
1201 HAYS STREET  
TALLAHASSEE, FL 32301

SUBJECT: NEW HOMES SHOWCASE, INC.  
Ref. Number: W98000007755

**RESUBMIT**  
Please give original  
submission date as file date.

We have received your document for NEW HOMES SHOWCASE, INC. and the authorization to debit your account in the amount of \$122.50. However, the document has not been filed and is being returned for the following:

The name designated in your document is unavailable since it is the same as, or it is not distinguishable from the name of an existing entity. Simply adding "of Florida" or "Florida" to the end of a name is not acceptable. Please select a new name and make the correction in all appropriate places. One or more words may be added to make the name distinguishable from the one presently on file.

Please return the original and one copy of your document, along with a copy of this letter, within 60 days or your filing will be considered abandoned.

If you have any questions concerning the filing of your document, please call (850) 487-6973.

Claretha Golden  
Document Specialist

Letter Number: 598A00018456

RECEIVED  
98 APR -9 PM 12:04  
DIVISION OF CORPORATIONS

*This is the one I called  
you about - pls get w/  
Jestehin Harvey about  
the trademark on file  
Thx!*

**FILED**

**ARTICLES OF INCORPORATION  
OF  
NEW HOMES SHOWCASE, INC.**

98 APR -7 AM 9:42  
SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

The undersigned Incorporators, who are the subscribers to these Articles of Incorporation, in order to effect a duly incorporated Florida corporation, competent to contract, hereby form a corporation for profit under the laws of the State of Florida.

**ARTICLE I**

**NAME AND ADDRESS:** The name of this corporation is NEW HOMES SHOWCASE, INC. The address of the corporation is Regal Plaza, 15250 South US 41, Suite H, Fort Myers, Florida 33908.

**ARTICLE II**

**NATURE OF BUSINESS:** The corporation may engage in any activity or business permitted under the laws of the United States and of this State. The purpose of the corporation includes the marketing and brokering of residential properties.

**ARTICLE III**

**CAPITAL STOCK:** The maximum number of shares of stock that this corporation is authorized to have outstanding at any one time is Ten Thousand (10,000) shares of ONE DOLLAR (\$1.00) par value common stock. The consideration to be paid for each share shall be fixed by the Board of Directors from time to time.

**ARTICLE IV**

**INITIAL CAPITAL:** The amount of capital with which the corporation will begin business is Ten Thousand (\$10,000.00).

**ARTICLE V**

**TERM OF EXISTENCE:** This corporation shall have perpetual existence, except that it may be dissolved as provided by law.

**ARTICLE VI**

**INITIAL REGISTERED AGENT AND OFFICE:** The street address of the initial registered office of this corporation is Regal Plaza, 15250 South US 41, Suite H, Fort Myers, Florida 33908. The name of the initial registered agent of this corporation is Maria Rollings.

Having been named to accept service of process for NEW HOMES SHOWCASE, INC., 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 my duties.

ACCEPTED BY: Maria Rollings  
Maria Rollings

**FILED**  
98 APR -7 AM 9:43  
SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

**ARTICLE VII**

**DIRECTORS:** The number of Directors shall be four (4) initially. The number of Directors may be increased from time to time by the By-Laws adopted by the Shareholders.

**ARTICLE VIII**

**INITIAL DIRECTORS:** The name and address of the initial Directors, who subject to the By-Laws of the Corporation shall hold office for the first year of existence of this Corporation or until their successors are elected and have qualified are:

NAME AND ADDRESS

Norman Letendre  
Regal Plaza, Suite H  
15250 South US 41  
Fort Myers, FL 33908

Nancy Rodi  
Regal Plaza, Suite H  
15250 South US 41  
Fort Myers, FL 33908

NAME AND ADDRESS

Maria Rollings  
Regal Plaza, Suite H  
15250 South US 41  
Fort Myers, FL 33908

Adolph Ebersberger  
Regal Plaza, Suite H  
15250 South US 41  
Fort Myers, FL 33908

ARTICLE IX

**SUBSCRIBERS:** The names and addresses of the Subscribers to these Articles of Incorporation are as follows:

NAME AND ADDRESS

Norman Letendre  
Regal Plaza, Suite H  
15250 South US 41  
Fort Myers, FL 33908

Nancy Rodi  
Regal Plaza, Suite H  
15250 South US 41  
Fort Myers, FL 33908

NAME AND ADDRESS

Maria Rollings  
Regal Plaza, Suite H  
15250 South US 41  
Fort Myers, FL 33908

Adolph Ebersberger  
Regal Plaza, Suite H  
15250 South US 41  
Fort Myers, FL 33908

ARTICLE X

**EFFECTIVE DATE:** These Articles of Incorporation shall be effective upon approval by the Secretary of State of the State of Florida. The corporation shall commence business thereafter.

**ARTICLE XI**

**BYLAWS:** The initial Bylaws of this corporation shall be adopted by the Board of Directors. The Bylaws may be amended from time to time by either the shareholders or the directors. The shareholders may amend, alter, or repeal any Bylaw adopted by the directors. The directors may not alter, amend or repeal any Bylaw adopted by the shareholders, nor may the directors adopt Bylaws which would be in conflict with the Bylaws adopted by the shareholders.

**ARTICLE XII**

**NOTICE OF MEETING:** Any subscriber or shareholder present at any meeting, either in person, or by proxy, and any directors present in person at any meeting of the Board of Directors shall conclusively be deemed to have received proper notice of such meeting unless he shall make objection at such meeting to any defect or insufficiency of notice.

**ARTICLE XIII**

**CONTRACTING WITH THE CORPORATION:** A director or officer of the corporation shall not be disqualified by his office from dealing or contracting with the corporation either as a vendor, purchaser, or otherwise, nor shall any transaction or contract of the corporation be void or voidable by reason of the fact that any director or officer or any firm of which any director or officer is a member or any corporation of which any director or officer is a shareholder, officer or director, is in any way interested in such transaction or contract, provided that such transaction or contract is or shall be authorized, ratified, or approved either (a) by a vote of a majority of a quorum of the Board of Directors, without counting in such majority or quorum any director so interested or member of a firm so interested, or a shareholder, officer, or director of a

corporation so interested, or (b) by the written consent, or by the vote of any shareholders meeting of the holders of record, of a majority of all the outstanding shares of stock in the corporation entitled to vote, nor shall any director or officer be liable to account to the corporation for any profits realized by or from or through any such transaction or contract authorized, ratified, or approved as herein provided by reason of the fact that he, or any firm of which he is a member or any corporation of which he is a shareholder, officer, or director, was interested in such transaction or contract. Nothing herein contained shall create liability in the events above described or prevent the authorized approval of such contracts in any other manner permitted by law.

#### ARTICLE XIV

**AMENDMENT:** These Articles of Incorporation may be amended in the manner provided by law. All amendments shall require approval by the Board of Directors, then be proposed by them to the Shareholders, and then receive approval at a shareholders' meeting by no less than eighty-five (85%) percent of all stock entitled to vote thereon, unless all of the Directors and all of the Shareholders sign a written statement manifesting their intention that a certain amendment to the Articles of Incorporation be made.

#### ARTICLE XV

**INDEMNIFICATION:** In the event that an officer or director is sued by any party, other than the Corporation with regard to alleged actions or omissions by said officer or director taken in the course of their duty to the Corporation and their activity on behalf of the Corporation in such official capacity, the Corporation shall, to the extent allowable at law, fully indemnify such officer or director with regard to any damages, judgments or claims, together with any and all court costs

and reasonable attorneys fees incurred, at trial or at the appellate level. The foregoing indemnification, however, shall be applicable only where such alleged wrongdoings relate to the advancing of the best interests of the Corporation, and do not evidence any wanton or willful intent, gross negligence or gross recklessness, as determined by the Board of Directors. Upon approval by the Board, the Corporation, to the extent allowable by law, may defray the costs of defending any litigation filed against such officer or director in accordance with, and subject to the limitations set forth immediately above. The Board of Directors shall make such determination in their sole discretion and may elect to defray such costs without any requirement that a judgment be obtained by a plaintiff as a prerequisite to defraying such expense.

**IN WITNESS WHEREOF**, I have hereunto set my hand and seal, acknowledged and filed the foregoing Articles of Incorporation, under the laws of the State of Florida, this 1 day of April, 1998.

WITNESSES:

William R. Mitchell  
 William R. Mitchell  
 (print or type name)

Maria Rolling  
 MARIA ROLLING  
 (print or type name)

NEW HOMES SHOWCASE, INC.  
 a Florida corporation

By: Norman Letendre  
 Norman Letendre, Incorporator



William R. Mitchell  
WILLIAM R. MITCHELL  
(print or type name)

Joseph R. Ebersberger  
(print or type name)

By: Maria Rollings  
Maria Rollings, Incorporator

William R. Mitchell  
WILLIAM R. MITCHELL  
(print or type name)

Joseph R. Ebersberger  
(print or type name)

By: Nancy Rodi  
Nancy Rodi, Incorporator

William R. Mitchell  
WILLIAM R. MITCHELL  
(print or type name)

Norman Letendre  
(print or type name)

By: Joseph R. Ebersberger  
Adolph Ebersberger, Incorporator

STATE OF FLORIDA  
COUNTY OF LEE

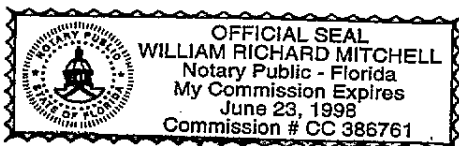
I HEREBY CERTIFY that before me this day, personally appeared, Norman Letendre to me known to be the individual described in and who executed the foregoing Articles of Incorporation and acknowledged before me that he executed same for the purposes therein expressed.

WITNESS my hand and official seal in the County and State named, this 1 day of April, 1998.

William Richard Mitchell  
Notary Public  
Name: WILLIAM RICHARD MITCHELL

Commission Expires:

Serial No. \_\_\_\_\_ My  
(SEAL)



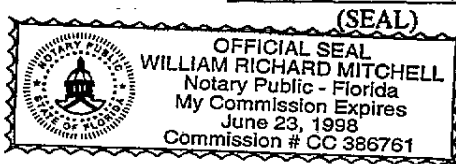
STATE OF FLORIDA  
COUNTY OF LEE

I HEREBY CERTIFY that before me this day, personally appeared, Maria Rollings to me known to be the individual described in and who executed the foregoing Articles of Incorporation and acknowledged before me that she executed same for the purposes therein expressed.

WITNESS my hand and official seal in the County and State named, this 1ST day of APRIL, 1998.

*William Richard Mitchell*  
Notary Public  
Name: WILLIAM RICHARD MITCHELL  
Serial No. \_\_\_\_\_

My Commission Expires:



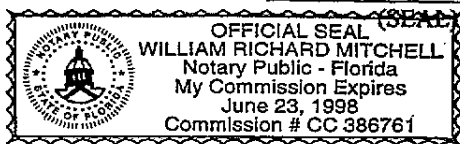
STATE OF FLORIDA  
COUNTY OF LEE

I HEREBY CERTIFY that before me this day, personally appeared, Nancy Rodi to me known to be the individual described in and who executed the foregoing Articles of Incorporation and acknowledged before me that she executed same for the purposes therein expressed.

WITNESS my hand and official seal in the County and State named, this 1ST day of APRIL, 1998.

*William Richard Mitchell*  
Notary Public  
Name: WILLIAM RICHARD MITCHELL  
Serial No. \_\_\_\_\_

My Commission Expires:



STATE OF FLORIDA  
COUNTY OF LEE

I HEREBY CERTIFY that before me this day, personally appeared, Adolph Ebersberger to me known to be the individual described in and who executed the foregoing Articles of Incorporation and acknowledged before me that he executed same for the purposes therein expressed.

WITNESS my hand and official seal in the County and State named, this 1ST day of APRIL, 1998.

*William Richard Mitchell*  
Notary Public  
Name: WILLIAM RICHARD MITCHELL  
Serial No. \_\_\_\_\_

My Commission Expires:

(SEAL)

