

P98000093610



ACCOUNT NO. : 072100000032

REFERENCE : 001420 11580A

AUTHORIZATION : Patricia Pizito

COST LIMIT : \$ 78.75

ORDER DATE : October 19, 1998

ORDER TIME : 4:50 PM

ORDER NO. : 001420-005

CUSTOMER NO: 11580A

CUSTOMER: Shelia Charles, Legal Asst
HOBBY GREY & REEVES
HOBBY GREY & REEVES
5709 Tidalwave Drive

New Port Richey, FL 34652

RECEIVED
98 OCT 20 AM 8:45
DIVISION OF CORPORATION

FILED
SECRETARY OF STATE
DIVISION OF CORPORATIONS
98 OCT 20 PM 1:48

DOMESTIC FILING

NAME: SUNTECH BUILDERS, 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

100002667701--2

CONTACT PERSON: Jeanine Reynolds

EXAMINER'S INITIALS:

2544
W98-23762

J 11/4/98



FLORIDA DEPARTMENT OF STATE
Sandra B. Mortham
Secretary of State

October 20, 1998

CSC NETWORKS
1201 HAYS STREET
TALLAHASSEE, FL 32301

SUBJECT: SUNTECH BUILDERS, INC.
Ref. Number: W98000023762

FILED
SECRETARY OF STATE
DIVISION OF CORPORATIONS
98 OCT 20 PM 1:48

RESUBMIT
Please give original
submission date as file date.

We have received your document for SUNTECH BUILDERS, INC. and the authorization to debit your account in the amount of \$78.75. 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: 798A00051739

RECEIVED
DIVISION OF CORPORATIONS
FLORIDA DEPARTMENT OF STATE

98 NOV -4 AM 10:41

RECEIVED

ARTICLES OF INCORPORATION

OF

SUNTECH COMMUNITIES, INC.

FILED
SECRETARY OF STATE
DIVISION OF CORPORATIONS
98 OCT 20 PM 1:48

We, the undersigned, do hereby associate ourselves together for the purpose of becoming a corporation for profit under the provisions of Chapter 607, Florida Statutes, and do hereby certify that we have become such corporation under and pursuant to the following Articles of Incorporation:

ARTICLE I

The name of this corporation shall be: SUNTECH COMMUNITIES, INC.

ARTICLE II

The general nature of the business or businesses to be transacted by this corporation shall be as follows:

(a) To engage in the business of house and building construction, and buying, owning, improving, selling, leasing and subleasing, operating and generally dealing in any and all real estate and real estate establishments.

(b) To manufacture, purchase or otherwise acquire and to own, mortgage, pledge, sell, assign, transfer, convey, deed or otherwise dispose of, and to invest in, trade in, deal in and with goods, wares, merchandise, real and personal property and services of every class, kind and description; and to engage in any activity or business permitted under the laws of the United States and the Florida; except that it is not to conduct a banking, safety deposit, trust, insurance, surety, express, railroad, canal, telegraph, telephone or cemetery company, a building and loan association, mutual fire insurance associated cooperative

association, fraternal benefits society, state fair or exposition.

(c) To conduct business in, have one or more offices in and buy, hold, mortgage, sell, convey, deed, lease or otherwise dispose of real and personal property, including franchises, patents, copyrights, trademarks, and licenses in the State of Florida and in all other states and countries.

(d) To contract debts and borrow money, issue and sell or pledge bonds, debentures, notes and other evidences of indebtedness and 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 guarantee, endorse, purchase, hold, sell, transfer, mortgage, pledge or otherwise acquire or dispose of the shares of capital stock of or any bond, securities or other evidences of indebtedness created by any other corporation of the State of Florida, or any other state or government, and while owner of such stock, to exercise all the rights, powers and privileges of ownership, including the right to vote such stock.

(g) To purchase, sell, hold and re-issue the shares of its capital stock.

(h) To carry on any or all of its operations and business and to promote its object within the State of Florida, or elsewhere, without restrictions as to the place or amount.

(i) To do any or all things herein set forth to the extent

that natural persons might or could do in any part of the world as principals, agents, contractors, or otherwise, alone, or in the company of others.

(j) To have and to exercise all of the powers conferred by the laws of the State of Florida now, or hereafter, upon corporations for profit generally.

ARTICLE III

The total amount of authorized capital stock of this corporation shall be ONE THOUSAND AND NO/100 DOLLARS (\$1,000.00) to be divided into (1,000) SHARES of the par value of ONE AND NO/100 DOLLAR (\$1.00) each, all of which stock shall be common stock.

ARTICLE IV

The amount of capital with which this corporation shall begin business shall not be less than ONE THOUSAND AND NO/100 DOLLARS (1,000.00).

ARTICLE V

This corporation shall have perpetual existence.

ARTICLE VI

The initial street address of the principal office and registered office of the corporation in the State of Florida, shall be 2519 Pine Cove Lane, Clearwater, Florida 33761, and the name of its initial registered agent at such address shall be WILLIAM LOPEZ, but branch offices, agencies or businesses may be established and maintained in such other places as the Board of Directors may designate and the Board of Directors may from time to time change the registered agent at such registered office.

ARTICLE VII

This corporation shall have three directors initially. The number of directors may be either increased or diminished from time to time by the bylaws but shall never be less than one (1). The names and addresses of the initial directors of this corporation are:

<u>NAME</u>	<u>ADDRESS</u>
DEBORAH ELLEN ORSI	3001 Tanglewood Drive Clearwater, Florida 33761
JULIE A. ORSI	3001 Tanglewood Drive Clearwater, Florida 33761
WILLIAM LOPEZ	2519 Pine Cove Lane Clearwater, Florida 33761

ARTICLE VIII

The names and addresses of the Officers of this corporation, who shall hold office for the first year of existence of the corporation, or until their successors are elected and have qualified are as follows:

<u>NAME AND OFFICE</u>	<u>ADDRESS</u>
WILLIAM LOPEZ, President	2519 Pine Cove Lane Clearwater, Florida 33761
DEBORAH ELLEN ORSI, Vice President	3001 Tanglewood Drive Clearwater, Florida 33761
JULIE A. ORSI, Vice President	3001 Tanglewood Drive Clearwater, Florida 33761
MICHELLE L. ORSI, Secretary/Treasurer	3001 Tanglewood Drive Clearwater, Florida 33761

ARTICLE IX

The name and street address of the incorporators to these Articles of Incorporation is:

WILLIAM LOPEZ

2519 Pine Cove Lane
Clearwater, Florida 33761

DEBORAH ELLEN ORSI

3001 Tanglewood Drive
Clearwater, Florida 33761

ARTICLE X

This corporation shall have the power, at its option, to purchase and acquire any and all of its stock owned and held by any such stockholder as should desire to sell, transfer or otherwise dispose of, his shares, or in the event of the death of any such stockholder, upon the following terms and conditions, to-wit:

(a) The stockholder desiring to sell, transfer or otherwise dispose of his stock must give thirty (30) days notice by registered mail of his intention to make such disposition, said notice being deemed sufficient if and when addressed to the corporation at its principal office as set forth in its Charter. The corporation shall thereupon have the option within thirty (30) days to purchase all such stock. The election to exercise the option shall be in writing and mailed by registered mail to the party desiring to dispose of his stock, said notice being deemed sufficient if and when addressed to said party at his address as it appears on the registry books of the corporation; or

(b) Upon the death of any stockholder of this corporation, said corporation shall have the option to purchase all shares of stock of said corporation owned by the decedent except, as to shares owner jointly by the decedent with a person still living, with the right of survivorship, by serving written notice on the personal representative of the decedent within sixty (60) days after the publication of such personal representative, said notice

being deemed sufficient if and when mailed by registered mail to the address of such personal representative as appears in the last issued city or telephone directory;

(c) The purchase price in either event, shall be payable in cash, and shall be the fair market value of the stock as of the first notice, as determined according to accepted accounting practices, and shall be binding upon the parties; and, further

(d) If the stock aforesaid is not purchased by said corporation within the time hereinabove specified, such stockholder, or the personal representative of such deceased stockholder, shall be free to dispose of his stock to any person whomsoever; provided however, that

(e) Any such stock as is purchased as aforesaid, by the said corporation shall be divided or assigned by the then secretary of the corporation to any one or more of the remaining stockholders of said corporation, each their respective pro rata share, on the payment by such stockholders of the proportionate amount of the purchase price hereof, and upon thirty (30) days notice to all such remaining stockholders, by registered mail, sent to each of them to the address appearing on the registry books of said corporation; but, in the event that

(f) Any such remaining stockholder declines or fails, within thirty (30) days, to exercise the aforescribed right to acquire his proportionate share of such purchased stock, then and there upon, the other remaining stockholders shall have the right to acquire such portion of said stock; but in the event that,

(g) Any of the aforescribed purchased stock is not taken and purchased by any and all of the remaining stockholders, then and thereupon the remaining stock heretofore acquired by the corporation shall become its treasury stock, to be subsequently held or reissued in any manner and under such terms as the Board of Directors may determine.

ARTICLE XI

These Articles of Incorporation may be amended in the manner provided by law. Every amendment shall be approved by the Board of Directors, proposed by them to the stockholders, and approved at a stockholders meeting by a majority of the stock entitled to vote thereon, unless all the Directors and all the Stockholders sign a written statement manifesting their intention that a certain amendment to these Articles of Incorporation be made.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 15th day of October, A.D. 1998

William Lopez (SEAL)
WILLIAM LOPEZ

Deborah Ellen Orsi (SEAL)
DEBORAH ELLEN ORSI

STATE OF FLORIDA
COUNTY OF PASCO

The foregoing instrument was acknowledged before me this 15th day of October 1998 by WILLIAM LOPEZ and DEBORAH ELLEN ORSI, who are personally known to me.

Denise J. Paxson
Notary Public



DENISE J. PAXSON
My Comm Exp. 11/22/98
Bonded By Service Ins
No. CC422604

☒ Personally Known ☐ Other I.D.

FILED
SECRETARY OF STATE
DIVISION OF CORPORATIONS
98 OCT 20 PM 1:48

ACKNOWLEDGMENT OF RESIDENT AGENT

Having been named to accept service of process for SUNTECH COMMUNITIES, INC. at the place designated in the foregoing Articles of Incorporation, I hereby accept to act in such capacity, and agree to comply with the provisions of Section 48.04, Florida Statutes, relative to keeping open said office.



WILLIAM LOPEZ