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December 3, 1998

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

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-12/07/98--01105--006  
\*\*\*\*122.50 \*\*\*\*\*78.75

RE: Incorporation of SUN COUNTY REALTY, INC.

To Whom It May Concern:

Enclosed please find the original and one copy of the Articles of Incorporation for SUN COUNTY REALTY, INC. Also enclosed is a check made payable to the Secretary of State in the amount of \$122.50 for the filing fee. Please conform the enclosed copy of the Articles and return same to me.

If you should have any questions, please do not hesitate to contact this office.

Very truly yours,

*Christine M. Stockton*

Christine M. Stockton  
Legal secretary

/cms  
Enclosures

SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

98 DEC -7 AM 10:12

FILED

*Dmc*  
*12-8-98*

**ARTICLES OF INCORPORATION**

**OF**

**SUN COUNTY REALTY, INC.**

**FILED**

98 DEC -7 AM 10:12

SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

The undersigned, for the purpose of forming and organizing a corporation for profit under the provisions of the laws of the State of Florida, hereby adopts the following Articles of Incorporation.

**ARTICLE I - NAME**

The name of the corporation is **SUN COUNTY REALTY, INC.**

**ARTICLE II - PURPOSE**

The corporation is authorized to conduct any activity or business permitted under the laws of the United States and of the State of Florida.

**ARTICLE III - PRINCIPAL OFFICE**

The principal place of business and the mailing address of the corporation shall be 3629 Webber Street, Sarasota, FL 34232.

**ARTICLE IV - CAPITAL STOCK**

The corporation is authorized to issue 100 shares of common stock having a par value of \$1.00. Each share of common stock shall entitle the holder thereof to one vote on each matter considered at any stockholder's meeting. Said share shall be paid for in lawful money of the United States of America or in property, labor or services rendered at a just valuation to be fixed by the Board of Directors and said share shall be deemed fully paid and nonassessable. The Corporation elects to have preemptive rights.

**ARTICLE V - DURATION**

This corporation shall have perpetual existence unless sooner dissolved according to law.

## ARTICLE VI - SHAREHOLDER VOTING REQUIREMENTS

When a quorum exists at any meeting of the Shareholders, action on a matter, other than the election of Directors, is approved if the votes cast by the holders of not less than a majority of the shares represented at such meeting, and entitled to vote on the subject matter favor the action.

## ARTICLE VII - DIRECTORS

This corporation shall have an initial Board of Directors consisting of one director, whose name and street address is as follows:

<u>NAME</u>	<u>ADDRESS</u>
DENNIS M. CULVER	3629 Webber Street Sarasota, Florida 34232

## ARTICLE VIII - INCORPORATOR

The name and address of the incorporator of this corporation is as follows:

<u>NAME</u>	<u>ADDRESS</u>
DENNIS M. CULVER	3629 Webber Street Sarasota, Florida 34232

## ARTICLE IX - BY-LAWS

The original By-Laws of this corporation shall be made, prepared and adopted by a majority vote of the initial Board of Directors as named herein. Thereafter, the Board of Directors, and the shareholders, shall have authority to adopt, amend, change, repeal or enlarge By-Laws as provided in the By-Laws from time to time.

#### ARTICLE X - INDEMNIFICATION

Subject to the laws of the State of Florida, this corporation shall indemnify and hold harmless its officers and directors of and from any suits, actions, or judgments either civil or criminal arising out of any act alleged to have been committed by such person in his capacity as an officer or director if such officer or director acted in good faith and in the reasonable belief that such action was in the best interest of the corporation and in the event of criminal allegations without reasonable ground for belief that such action was unlawful. The corporation shall pay all costs, legal expenses, and other charges that said officers and directors may incur in the defense of any claim, suit or action that may be instituted against said officers in their individual capacity. It is the express purpose and intent that the corporation shall hold its officers and directors harmless from any action taken by them on its behalf to the full extent and limit permitted by law.

#### ARTICLE XI - PRINCIPAL OFFICE AND REGISTERED AGENT

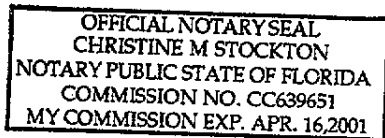
This corporation has named DENNIS M. CULVER, as its agent to accept service of process within the State. The street address of the initial registered office is 3629 Webber Street, Sarasota, Florida 34232

IN WITNESS WHEREOF, the undersigned incorporator has executed the foregoing Articles of Incorporation this 30th day of November, 1998.

  
DENNIS M. CULVER

STATE OF FLORIDA  
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me this 3RD <sup>DECEMBER</sup> day of ~~November~~, 1998, by DENNIS M. CULVER, who is personally known to me or who produced \_\_\_\_\_ as identification.



*Christine M Stockton*

Notary Public

Printed Name:

My Commission Expires:

ACKNOWLEDGMENT:

Having been named to accept service of process for the corporation, at the place designated above, I hereby accept the appointment of registered agent and agree to act in this capacity. I further agree to comply with the provisions of all statutes relating to the proper and complete performance of my duties and am familiar with and accept the obligations of any position as registered agent.

*Dennis M. Culver*  
DENNIS M. CULVER

FILED  
98 DEC -7 AM 10:12  
SECRETARY OF STATE  
TALLAHASSEE, FLORIDA