

P99000083335

**CAPITAL CONNECTION, INC.**

417 E. Virginia Street, Suite 1 • Tallahassee, Florida 32302  
(850) 224-8870 • 1-800-342-8062 • Fax (850) 222-1222

Sandpiper Condominium  
Rental Corporation

800002992308-15  
-09/21/99-01042-014  
\*\*\*\*\*78.75 \*\*\*\*\*78.75

Signature \_\_\_\_\_

Requested by: LS

Name \_\_\_\_\_

Date 9/21/99

Time 10:21

Walk-In \_\_\_\_\_

Will Pick Up \_\_\_\_\_

☒ Art of Inc. File \_\_\_\_\_

\_\_\_\_\_ LTD Partnership File \_\_\_\_\_

\_\_\_\_\_ Foreign Corp. File \_\_\_\_\_

\_\_\_\_\_ L.C. File \_\_\_\_\_

\_\_\_\_\_ Fictitious Name File \_\_\_\_\_

\_\_\_\_\_ Trade/Service Mark \_\_\_\_\_

\_\_\_\_\_ Merger File \_\_\_\_\_

\_\_\_\_\_ Art. of Amend. File \_\_\_\_\_

\_\_\_\_\_ RA Resignation \_\_\_\_\_

\_\_\_\_\_ Dissolution / Withdrawal \_\_\_\_\_

\_\_\_\_\_ Annual Report / Reinstatement \_\_\_\_\_

☒ Cert. Copy \_\_\_\_\_

\_\_\_\_\_ Photo Copy \_\_\_\_\_

\_\_\_\_\_ Certificate of Good Standing \_\_\_\_\_

\_\_\_\_\_ Certificate of Status \_\_\_\_\_

\_\_\_\_\_ Certificate of Fictitious Name \_\_\_\_\_

\_\_\_\_\_ Corp Record Search \_\_\_\_\_

\_\_\_\_\_ Officer Search \_\_\_\_\_

\_\_\_\_\_ Fictitious Search \_\_\_\_\_

\_\_\_\_\_ Fictitious Owner Search \_\_\_\_\_

\_\_\_\_\_ Vehicle Search \_\_\_\_\_

\_\_\_\_\_ Driving Record \_\_\_\_\_

\_\_\_\_\_ UCC 1 or 3 File \_\_\_\_\_

\_\_\_\_\_ UCC 11 Search \_\_\_\_\_

\_\_\_\_\_ UCC 11 Retrieval \_\_\_\_\_

\_\_\_\_\_ Courier \_\_\_\_\_

FILED  
SECRETARY OF STATE  
DIVISION OF CORPORATIONS  
99 SEP 21 PM 1:53

RECEIVED  
99 SEP 21 AM 11:04  
DEPARTMENT OF STATE  
OFFICE OF CORPORATIONS

ga/21/99

FILED  
SECRETARY OF STATE  
DIVISION OF CORPORATIONS

99 SEP 21 PM 1:53

**ARTICLES OF INCORPORATION**  
**OF**  
**SANDPIPER CONDOMINIUM RENTAL CORPORATION**

THE UNDERSIGNED subscriber to these Articles of Incorporation, a Florida corporation, authorized to contract, hereby forms a corporation for profit under the laws of the State of Florida.

**ARTICLE I - NAME**

The name of the corporation is SANDPIPER CONDOMINIUM RENTAL CORPORATION.

**ARTICLE II - NATURE OF BUSINESS**

The corporation may engage in any activity of business permitted under the laws of the United States and of this State, including but not limited to, serving as agent for unit owners in the sale and rental of condominium units at: 5501 South Atlantic Avenue, New Smyrna Beach, Florida 32169.

**ARTICLE III - CAPITAL STOCK**

The maximum number of shares of stock that this corporation is authorized to have outstanding at any one time is 1,000 shares of common stock, each having a par value of \$1.00 per share. 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 this corporation will begin business is \$500.00.

**ARTICLE V - TERM OF EXISTENCE**

This corporation shall have perpetual existence.

#### ARTICLE VI - ADDRESS

The street address of the principal office of this corporation shall be: 5501 South Atlantic Avenue, New Smyrna Beach, Florida 32169. The Board of Directors may, from time to time, move the principal office to any other address.

#### ARTICLE VII - DIRECTORS

This corporation shall have three (3) Directors initially. The number of Directors may be increased or decreased from time to time by the Bylaws, provided it shall never be less than one and provided that at all times at least one (1) Director shall be a real estate broker duly licensed and authorized by the State of Florida, if required by Florida law.

#### ARTICLE VIII - INITIAL DIRECTORS

The names and street addresses of the Board of Directors who shall hold office until their successor or successors are elected and have qualified are:

<u>NAME</u>	<u>ADDRESS</u>
Tom McLoughlin	4727 Van Kleeck Drive New Smyrna Beach, FL 32169
Leo Loughran	5501 South Atlantic Avenue New Smyrna Beach, FL 32169
Michael DeLosSantos	Brandon Investment Properties, Inc. 1337 Saxon Drive New Smyrna Beach, FL 32169-3160

#### ARTICLE IX - SUBSCRIBER

The name and street address of the subscriber of these Articles of Incorporation and the number of shares of stock it has agreed to take are as follows:

<u>NAME</u>	<u>ADDRESS</u>	<u>SHARES</u>
Sandpiper Owners Association, Inc.	5501 South Atlantic Avenue New Smyrna Beach, FL 32169	1,000

#### **ARTICLE X - INITIAL REGISTERED OFFICE AND AGENT**

The street address of the initial registered office of this corporation is: 4727 Van Kleeck Drive, New Smyrna Beach, Florida 32169, and the name of the initial registered agent of this corporation at that address is: TOM McLOUGHLIN.

#### **ARTICLE XI - EFFECTIVE DATE**

These Articles of Incorporation shall become effective upon filing with the Florida Secretary of State.

#### **ARTICLE XII - PREEMPTIVE RIGHTS**

Every shareholder, upon the sale for cash of any new stock of this corporation of the same kind, class or series as that which he or they already hold, shall have the right to purchase his or their pro-rata share thereof (as nearly as may be done without issuance of fractional shares) at the price at which it is offered to others.

#### **ARTICLE XIII - BYLAWS**

The initial Bylaws shall be adopted by the initial Board of Directors. Thereafter they shall be amended or altered in the manner provided for in the Bylaws.

#### **ARTICLE XIV - AMENDMENT**

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 shareholders, and approved at a shareholders' meeting by a majority of the stock entitled to vote thereon, unless

all the Directors and all of the shareholders sign a written statement manifesting their intention that a certain amendment of the Articles of Incorporation be made.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, acknowledged and filed the foregoing Articles of Incorporation under the laws of the State of Florida, this 18 day of September, 1999.

SANDPIPER OWNERS ASSOCIATION, INC.

BY: Tom McLoughlin  
TOM McLOUGHLIN, as President

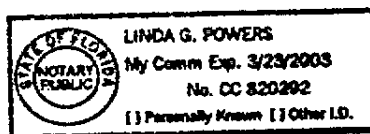
STATE OF FLORIDA

COUNTY OF Volusia

THE FOREGOING INSTRUMENT was acknowledged before me this 18 day of September, 1999, by Tom McLoughlin, as President of SANDPIPER OWNERS ASSOCIATION, INC. who [ ☒ ] is personally known to me, or who [ ☐ ] produced \_\_\_\_\_ as identification.

NOTARY PUBLIC-STATE OF FLORIDA  
Print Name: Linda G. Powers  
Commission No.: 820292  
Commission Expires: 3/23/2003

(NOTARY SEAL)



FILED  
SECRETARY OF STATE  
DIVISION OF CORPORATIONS

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ACCEPTANCE BY REGISTERED AGENT

THE UNDERSIGNED, having been named to accept service of process for the above stated Corporation, at the place designated in the foregoing Articles of Incorporation, hereby accepts to act in this capacity and agrees to comply with the provisions of Section 48.091, Florida Statutes, and all other provisions thereof, relative to keeping open said office.

  
TOM McLOUGHLIN

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8/26/99 b : clo