

STEPHANIE A. REINICKE, P.A.

ATTORNEY AT LAW
SUITE 803
1800 SECOND STREET
SARASOTA, FLORIDA 34236

BOARD CERTIFIED IN REAL ESTATE

PH. 941-366-1630
FAX 941-366-0693

ALSO ADMITTED IN COLORADO

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December 2, 1999

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*****87.50 *****87.50

Florida Department of State
Division of Corporations
P. O. Box 5327
Tallahassee, Florida 32314

Re: **Sarasota By Owner, Inc.**

Ladies/Gentlemen:

Enclosed are Duplicate Articles of Incorporation of Sarasota By Owner, Inc., a Florida corporation. Also enclosed a check in the amount of \$87.50 representing the filing and certified copy fee. Please file the Articles of Incorporation and return a certified copy to my office.

Please do not hesitate to contact this office should you have any questions.

Very truly yours,



Stephanie A. Reinicke

/sar

Enclosures

FILED
99 DEC -6 AM 7:45
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

ARTICLES OF INCORPORATION
OF

SARASOTA BY OWNER, INC.,
A Florida Corporation

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SECRETARY OF STATE
TALLAHASSEE, FLORIDA

Article I
NAME

The name of this Corporation is **SARASOTA BY OWNER, INC.,** a Florida corporation.

Article II
TERM OF EXISTENCE

The existence of the Corporation shall commence upon filing of these Articles. The Corporation shall have perpetual existence thereafter unless dissolved pursuant to Florida Statutes.

Article III
NATURE OF BUSINESS

This Corporation is organized for the following purpose:
To engage in any and all lawful business.

Article IV
POWERS

The Corporation shall have power:

- (a) To have perpetual succession by its corporate name.
- (b) To sue and be sued, complain, and defend in its corporate name in all actions or proceedings.
- (c) To have a corporate seal, which may be altered at pleasure, and to use the same by causing it, or a facsimile thereof, to be impressed, affixed, or in any other manner reproduced.

- (d) To purchase, take, receive, lease, or otherwise acquire, own, hold, improve, use and otherwise deal in and with real or personal property or any interest therein, wherever situated.
- (e) To sell, convey, mortgage, pledge, create a security interest in, lease, exchange, transfer and otherwise dispose of all or any part of its property and assets.
- (f) To lend money to and use its credit to assist its officers and employees to the fullest extent permitted by law.
- (g) To purchase, take, receive, subscribe for, or otherwise acquire, own, hold, vote, use, employ, sell, mortgage, lend, pledge or otherwise dispose of, and otherwise use and deal in and with, shares or other interests in, or obligations of, other domestic or foreign corporations, associations, partnerships or individuals, or direct or indirect obligations of the United States or of any other municipality or of any instrumentality thereof.
- (h) To make contracts and guarantees and incur liabilities, borrow money at such rates of interest as the corporation may determine, issue its notes, bonds and other obligations, and secure any of its obligations by mortgage or pledge of all or any of its property, franchises and income.
- (i) To lend money for its corporate purposes, invest and reinvest its funds, and take and hold real and personal property as security for the payment of funds so loaned and invested.
- (j) To conduct its business, carry on its operations, and have officers and exercise the powers granted by this act within or without this state.
- (k) To elect or appoint officers and agents of the Corporation and define their duties and fix their compensation.
- (l) To make and alter bylaws, not inconsistent with these Articles of Incorporation and the laws of this State, for the administration and regulation of the affairs of the Corporation.
- (m) To make donations for the public welfare or for charitable, scientific or educational purposes.
- (n) To transact any lawful business which the Board of

Directors shall find will be in aid of governmental policy.

- (o) To pay pensions and establish pension plans, profit-sharing plans, stock bonus plans, and other incentive plans for any or all of its directors, officers and employees and for any or all of the directors, officers and employees of its subsidiaries.
- (p) To be a promoter, incorporator, partner, member, associate or manager of any corporation, partnership, joint venture, trust or other enterprise.
- (q) To have and exercise all powers necessary or convenient to effect its purposes.

ARTICLE V PRINCIPAL OFFICE

The principal office of this corporation shall be 4975 Ringwood Meadow, Sarasota, FL 34235 and the mailing address of this corporation shall be 4975 Ringwood Meadow, Sarasota, FL 34235.

ARTICLE VI CAPITAL STOCK

This Corporation is authorized to issue One Hundred (100) shares of common stock at no par value.

ARTICLE VII INITIAL REGISTERED OFFICE AND AGENT

The street address of the initial Registered Office of this Corporation is 4975 Ringwood Meadow, Sarasota, Florida 34235, and the name of the initial Registered Agent of this Corporation at that address is JOSEPH R. KNIGHT.

ARTICLE VIII
DIRECTORS

This Corporation shall have one (1) Director initially. The number of Directors may be increased from time to time by the Bylaws but shall never be less than one (1) director and no more than three (3) Directors. The names and addresses of the initial Director of this Corporation who shall serve until his successor(s) are duly elected and qualified is:

<u>NAME</u>	<u>ADDRESS</u>
JOSEPH R. KNIGHT	4975 Ringwood Meadow Sarasota, FL 34235

ARTICLE IX
SUBSCRIBER

The name and street address of the Incorporator signing these Article of Incorporation is as follows:

<u>NAME</u>	<u>ADDRESS</u>
STEPHANIE A. REINICKE	1800 2 nd Street, Suite 803 Sarasota, FL 34236

ARTICLE X
SPECIAL PROVISIONS

The power to adopt, alter, amend or repeal bylaws shall be vested in the Board of Directors of this Corporation.

ARTICLE XI

INDEMNIFICATION

The Corporation shall indemnify any Director or Officer, or any other former director or officer, to the full extent permitted by law.

ARTICLE XII MORTGAGE OR PLEDGE OF ASSETS

The mortgage or pledge of, or creation of a security interest in, any or all of the property and assets of a corporation for the purpose of securing the payment of performance of any contract, note, bond or other obligation of the Corporation may be made upon such terms and conditions and for such consideration, which may consist in whole or in part of cash or other property, including shares, obligations or other securities of any other corporation, domestic or foreign, as shall be authorized by the Shareholders.

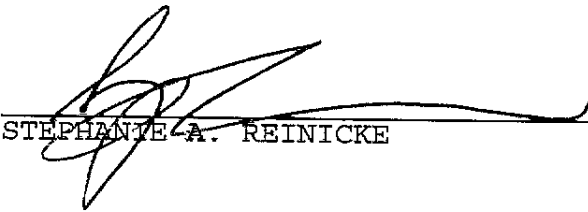
ARTICLE XIII REMOVAL OR DIRECTORS

The Shareholders of this Corporation shall be entitled to remove any Director from office at any time for any reason whatsoever, whether or not there is cause for removal.

ARTICLE XIV AMENDMENT


These Articles of Incorporation may be amended in the manner provided by law.

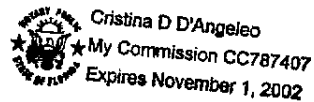
WITNESS my hand and seal at Sarasota, Florida, this 2nd day of December, 1999.


STEPHANIE A. REINICKE

STATE OF FLORIDA)
COUNTY OF SARASOTA)

Two The foregoing instrument was acknowledged before me this day of December, 1999, by STEPHANIE A. REINICKE, who is personally known to me or who produced _____ as identification.



Notary Public Signature
Printed Name _____
My commission expires: _____



ACCEPTANCE OF REGISTERED AGENT

The undersigned, having been designated in the foregoing Articles of Incorporation as Registered Agent, hereby agrees to accept said designation; to accept Service of Process; to keep the office open during prescribed hours; to post my name (and any other officers of said corporation) authorized to accept Service

of Process at the above Florida designated address) in some conspicuous place in the office as required by law.



JOSEPH E. KNIGHT
Registered Agent