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**FLORIDA PROFIT/NON PROFIT CORPORATION  
CDB HOMES AND ASSOCIATES, INC.**

Certificate of Status	0
Certified Copy	1
Page Count	08
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Corporate Filing Menu

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**ARTICLES OF INCORPORATION  
OF  
CDB HOMES AND ASSOCIATES, INC.**

The undersigned subscribers to these Articles of Incorporation, natural persons competent to contract, hereby form a corporation under the State of Florida.

**ARTICLE I**

The name of the corporation is CDB HOMES AND ASSOCIATES, INC.

**ARTICLE II**

**DURATION AND BEGINNING OF CORPORATE EXISTENCE**

The corporation shall exist perpetually. The Corporate existence shall commence as of filing of the Articles of Incorporation.

**ARTICLE III**

The corporation is organized for the purposes of Real Estate and any other business.

**ARTICLE IV  
CAPITAL STOCK**

The corporation is organized to have outstanding one class of stock designated as common stock. The maximum number of shares of common stock which the corporation is authorized to have outstanding is 100 shares of common stock at \$1.00 par value per share. Holders of common stock are entitled to vote on all questions required by law on the basis of one vote per share and there shall be no cumulative voting. Holders of common stock shall not have preemptive rights to subscribe to the corporation's securities.

Prepared by Colin Robinson

FILED  
2023 JAN 20 AM 11:20  
CLERK OF CIRCUIT COURT  
IN AND FOR THE COUNTY OF DALLAS, TEXAS

ROBINSON & COMPANY  
17800 NW 27TH AVE, MIAMI, FL 33056 PHONE: (305) 621-7555/6579

#### ARTICLE V

The name of the initial registered agent of this corporation is CAROL BRODIE. The street address of the initial registered office of the corporation in the State of Florida is 3425 BAYSIDE LAKES BLVD SE, STE 103 PMB 1034, PALM BAY, FL 32909.

#### ARTICLE VI INITIAL BOARD OF DIRECTORS

The corporation shall have one (1) initial director(s). The number of directors may be increased or decreased from time to time in the manner provided in the bylaws of the corporation. The name and street address of the initial Director are:

CAROL BRODIE

3425 BAYSIDE LAKES BLVD SE, STE 103 PMB 1034  
PALM BAY, FL 32909

#### ARTICLE VII INCORPORATION

The name and address of the incorporator of these articles of Incorporation is CAROL BRODIE of 3425 BAYSIDE LAKES BLVD SE, STE 103 PMB 1034, PALM BAY, FL 32909.

**ARTICLE VIII  
BY LAWS**

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

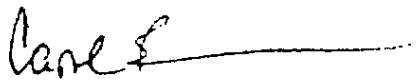
**ARTICLE IX  
INDEMNIFICATION**

The corporation shall indemnify to the full extent permitted by law, the incorporator, any officer, director, employee, or agent of the corporation, or any person who at the request of the corporation is or was serving as a director, officer, employee, or agent of another corporation partnership, joint venture, trust or other enterprise.

**ARTICLE X  
AMENDMENT**

This corporation reserves the right to amend or repeal any prior provisions contained in these Articles of Incorporation or any amendment thereto.

IN WITNESS WHEREOF, the undersigned incorporator has executed these Articles of Incorporation, the 18<sup>th</sup> day of January 2023.

  
\_\_\_\_\_  
CAROL BRODIE

2023 JAN 20 AM 11:20  
MARIANNE...  
711 6207

**CERTIFICATE DESIGNATING REGISTERED AGENT AND PLACE OF BUSINESS OR DOMICILE FOR THE SERVICE OF PROCESS WITHIN FLORIDA, AND ACCEPTANCE OF AGENT UPON WHOM PROCESS MAY BE SERVED**

In compliance with Sections 48.091 and 607.034, Florida Statutes the following is submitted:

FIRST that CDB HOMES AND ASSOCIATES, INC. desiring to organize or qualify under the laws of the State of Florida with its principal place of business at 3425 BAYSIDE BLVD SE, STE 1034 PMB 1034, PALM BAY, FLORIDA 32909, has named CAROL BRODIE of 3425 BAYSIDE LAKES BLVD SE, STE 103 PMB 1034, PALM BAY, FLORIDA 32909, as its agent to accept service of process within Florida.

**ACKNOWLEDGEMENT**

Having been named to accept service of process for the above stated corporation, at place designated in this Certificate, I hereby am familiar with and accept the duties and responsibilities as registered agent for said corporation.

Dated this 18<sup>th</sup> day of January, 2023.

BY:   
CAROL BRODIE  
Registered Agent

2023 JAN 20 AM 11:20  
TAMM ASSOCIATES, INC.

**CONSENT TO ACTION TAKEN IN LIEU OF PRE-ORGANIZATION MEETING  
OF  
CDB HOMES AND ASSOCIATES, INC.**

The undersigned being the incorporators of the corporation consent to and ratify the action taken to organize the corporation as follows:

The Certificate of Incorporation filed on \_\_\_\_\_ with the Secretary of State of Florida was approved and inserted in the book of this corporation.

The persons whose names appear below were appointed directors of the corporation to serve for a period of one year until their successors are appointed or elected and shall qualify:

CAROL BRODIE

The person(s) whose names appear below were appointed officers of the corporation to serve for a period of one year and until their successors are appointed or elected and shall qualify:

Office	Name
President	CAROL BRODIE
Vice-President	CAROL BRODIE
Secretary	CAROL BRODIE
Treasury	CAROL BRODIE

By-Laws regulating the conduct of business and affairs of the corporation as prepared by counsel or the corporation were adopted and

The seal, an impression of which appears in the margin of this consent was adopted as the corporate seal of the corporation, and the specimen of certificates for shares in the form exhibited and inserted in the record book was adopted as the corporate certificate.

**ISSUANCE OF INITIAL SHARES**

a) **ACKNOWLEDGEMENT OF SUBSCRIPTIONS:** The Corporation hereby acknowledges that subscriptions were received by it and are hereby accepted by it from the persons in the amounts and for the consideration set forth below:

Subscriber	Number of Shares Subscribed for	Consideration
CAROL BRODIE	100%	1.00

b) **PAYMENT OF SUBSCRIPTION:** The officers of the corporation are hereby authorized call for the payment of such subscriptions and issues shares evidenced by properly executed stock certificate against receipt of the subscription prices.

c) **NONASSESSABILITY:** On receipt of the subscription price from each subscriber and the issuance of shares to him or her, such shares will be validly authorized and issued, fully paid and nonassessable.

d) **ALLOCATION OF PROCEEDS:** Of the consideration received by the corporation for the capital stock to be issued hereunder, one dollar (\$1.00) shall be allocated to the capital stock account of the corporation for each share issued and the balance shall be allocated to the paid in surplus account.

e) **DESIGNATION OF BANK DEPOSITORY:** The Treasurer of the corporation is authorized to open on behalf of the corporation such accounts as he deems necessary or appropriate at any commercial bank and to endorse any checks, drafts, notes orders and bills of exchange payable to or otherwise to the property of the corporation; to deposit them in such, and to draw and sign checks on such accounts in the name of the corporation. The Board of Directors hereby adopts any resolutions required by such bank in connection with this designation as depository, provided the President of the corporation instructs the Secretary in writing to insert as a appendix to this consent a copy of such resolutions, which shall thereupon be deemed to have

The corporation shall elect to be taxed as a "small business corporation" for income tax purposes



under the provision of section 1372 of the Internal Revenue Code and the property officers of the corporation be and they hereby authorized and directed to evidence such election by completing and filing Form 2553 of the United States Treasury Department, Internal Revenue Service.

Executed by the undersigned as first directors of CDB HOMES AND ASSOCIATES, INC. on the date indicated below:

Name of Director

Date of Execution

Carol S  
CAROL BRODIE

1/18/2023

**SUBCHAPTER S ELECTION RESOLUTION**

RESOLVED, that the corporation elects to become a small business concern under Subchapter S of the Internal Revenue Service Center in Atlanta, Georgia and that the President of the Corporation is authorized to execute said election form, which shall be also executed by all of the Stockholders of the corporation evidencing their consent to the said election

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