

Electronic Articles of Incorporation For

**P25000009149
FILED
February 07, 2025
Sec. Of State
kcostello**

MAGNOLIA VILLAS AT DELTONA EP, INC.

The undersigned incorporator, for the purpose of forming a Florida profit corporation, hereby adopts the following Articles of Incorporation:

Article I

The name of the corporation is:

MAGNOLIA VILLAS AT DELTONA EP, INC.

Article II

The principal place of business address:

2875 N.E.191 STREET
SUITE 305
AVENTURA, FL. US 33180

The mailing address of the corporation is:

2875 N.E.191 STREET
SUITE 305
AVENTURA, FL. US 33180

Article III

The purpose for which this corporation is organized is:

ANY AND ALL LAWFUL BUSINESS.

Article IV

The number of shares the corporation is authorized to issue is:

1000

Article V

The name and Florida street address of the registered agent is:

JACQUELINE GERO, C.P.A., P.A.
8551 W. SUNRISE BLVD.
SUITE 200
SUNRISE, FL. 33322

I certify that I am familiar with and accept the responsibilities of registered agent.

Registered Agent Signature: JACQUELINE GERO

Article VI

The name and address of the incorporator is:

SAMY COHEN
2875 N.E. 191 STREET
SUITE 305
AVENTURA FL 33180

Electronic Signature of Incorporator: SAMY COHEN

I am the incorporator submitting these Articles of Incorporation and affirm that the facts stated herein are true. I am aware that false information submitted in a document to the Department of State constitutes a third degree felony as provided for in s.817.155, F.S. I understand the requirement to file an annual report between January 1st and May 1st in the calendar year following formation of this corporation and every year thereafter to maintain "active" status.

Article VII

The initial officer(s) and/or director(s) of the corporation is/are:

Title: P
ALBERTO DICI
2875 N.E.191 STREET
AVENTURA, FL. 33180 US

Title: S
SAMY COHEN REVOCABLE TRUST
2875 N.E.191 STREET
AVENTURA, FL. 33180 US

Title: T
ALAN BENENSON REVOCABLE TRUST
2875 N.E.191 STREET
AVENTURA, FL. 33180 US

Article VIII

The effective date for this corporation shall be:

01/31/2025