

N02000001848

Capitol Services, Inc.

1406 Hays St., Suite 2

Tallahassee, FL 32301

(850) 878-4734
Kathi or Brent

Office Use Only

CORPORATION NAME(S) & DOCUMENT NUMBER(S) (if known):

1. J.L.M. Condominium Association, Inc.
(Corporation Name) (Document #)
2. _____
(Corporation Name) (Document #)
3. _____
(Corporation Name) (Document #)
4. _____
(Corporation Name) (Document #)

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SECRETARY OF STATE
TALLAHASSEE FLORIDA

☒ Walk in ☒ Pick up time 2/11 ☒ Certified Copy

☐ Mail Out ☐ Will wait ☐ Photocopy ☐ Certificate of Status

NEW FILINGS

- ☐ Profit
- ☒ Not for Profit
- ☐ Limited Liability
- ☐ Domestication
- ☐ Other

AMENDMENTS

- ☐ Amendment
- ☐ Resignation of R.A., Officer/Director
- ☐ Change of Registered Agent
- ☐ Dissolution/Withdrawal
- ☐ Merger

OTHER FILINGS

- ☐ Annual Report
- ☐ Fictitious Name

REGISTRATION/QUALIFICATION

- ☐ Foreign
- ☐ Limited Partnership
- ☐ Reinstatement
- ☐ Trademark
- ☐ Other

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*****78.75 *****78.75

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02 MAR 11 PM 11:05

Examiner's Initials

W02-67523/K/02
J. BRYAN MAR 11 2002



FLORIDA DEPARTMENT OF STATE
Katherine Harris
Secretary of State

Resubmitted
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SECRETARY OF STATE
TALLAHASSEE FLORIDA

March 11, 2002

CAPITOL SERVICES, INC.

SUBJECT: J.L.M. CONDOMINIUM ASSOCIATION, INC.
Ref. Number: W02000006752

We have received your document for J.L.M. CONDOMINIUM ASSOCIATION, INC. and your check(s) totaling \$78.75. However, the enclosed document has not been filed and is being returned for the following correction(s):

Section 617.0803, Florida Statutes, requires that the board of directors never have fewer than three directors.

Please return the original and one copy of your document, along with a copy of this letter, within 60 days or your filing will be considered abandoned.

If you have any questions concerning the filing of your document, please call (850) 245-6929.

Joey Bryan
Document Specialist
New Filing Section

Letter Number: 702A00014621

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TALLAHASSEE, FLORIDA

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SECRETARY OF STATE
TALLAHASSEE FLORIDA

ARTICLES OF INCORPORATION

OF

J.L.M. CONDOMINIUM ASSOCIATION, INC.

(A Corporation Not for Profit)

The undersigned associate themselves for the purpose of forming a corporation not for profit under Chapter 617, Florida Statutes, and certify as follows:

I. NAME.

The name of the corporation will be J.L.M. CONDOMINIUM ASSOCIATION, INC. (hereafter called the "Association").

II. PRINCIPAL OFFICE.

The principal place of business and office of the Corporation is located at 2180 Park Avenue North, Suite 220, Winter Park, Florida 32792

III. PURPOSE.

The purpose for which the Association is organized is to provide an entity, pursuant to Chapter 718, Florida Statutes, (hereafter called the "Condominium Act") for the operation of an office building condominium upon land in Orange County, Florida. The units of the Condominium will be offices of various types. The Condominium is called J.L.M. Condominium, an Office Condominium.

The Association will make no distribution of income to its members, as defined in Article IV hereof, or to its Directors or Officers.

IV. MEMBERS.

The members of the Association will be all record owners of fee interests of units in the Condominium. After termination of the Condominium, members will consist of those who were members of the terminated Condominium at the time of such termination, their successors and assigns, and their respective interests in the condominium property shall be in accordance with the provisions of the Condominium Act and the Declaration of Condominium.

After receiving approval from the Association, any change of membership will be established by recording in the Public Records of Orange County, Florida, a deed or other instrument establishing record title to a condominium unit and by delivery to the Association of a copy of such instrument. The owner designated by such instrument thereby becomes a member of the Association and the membership of the prior owner is terminated.

The share of a member in the funds and assets of the Association cannot be assigned, hypothecated, or transferred in any manner except as an appurtenance to his unit.

The owner of each unit as a member of the Association, will be entitled to the number of votes set forth in the Declaration of Condominium and the Bylaws.

V. TERM.

The term of existence of the Association shall be perpetual.

VI. INCORPORATOR.

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

David G. Lee
2180 Park Avenue North, Suite 220
Winter Park, Florida 32792

VII. MANAGEMENT.

The affairs of the Association will be administered by the officers designated in the Bylaws of the Association. Such officers will be elected by the Board of Administration at its first meeting following the annual meeting of the members of the Association and will serve at the pleasure of the Board of Administration.

VIII. INITIAL OFFICERS.

The names and addresses of the officers who will serve until their successors are designated are as follows:

Dr. Daniel Gray
2809 Powers Drive, Unit A
Orlando, Florida 32818

President

David G. Lee
2809 Powers Drive, Unit C
Orlando, Florida 32818

Vice President

Dr. Riaz Arifuddin
2809 Powers Drive, Unit B
Orlando, Florida 32818

Secretary/Treasurer

IX. DIRECTORS.

The affairs of the Association will be managed by a Board of Directors to be known as the Board of Administration. The number of members of the Board of Administration will be determined by the Bylaws of the Association. Members of the Board of Administration must be members of the Association.

Except as provided herein, members of the Board of Administration will be elected at the annual meeting of the members of the Association in the manner determined by the Bylaws of the Association. Board of Administration members may be removed and vacancies on the Board of Administration will be filled in the manner provided by the Bylaws of the Association.

The first election of a member of the Board of Administration will not be held until unit owners other than the Developer are entitled to elect a member to said Board in accordance with Florida Statutes 718.301. Subsequent elections shall be held as and when unit owners other than the Developer become entitled to elect another member or members to the Board of Administration in accordance with said Statute. After control of the Association has been turned over to unit owners other than the Developer, members of the Board of Administration shall be elected for one year terms at the annual meeting of the members of the Association as provided in the Bylaws. Directors named in these Articles will serve until the first election of Directors, and any vacancies in their number occurring before the first election will be filled by the remaining Directors.

The names and addresses of the members of the first Board of Administration who will hold office until their successors are elected and have been qualified, or until removed are:

Dr. Daniel Gray	2809 Powers Drive, Unit A Orlando, Florida 32818
David G. Lee	2809 Powers Drive, Unit C Orlando, Florida 32818
Dr. Riaz Arifudden	2809 Powers Drive, Unit B Orlando, Florida 32818

X. BYLAWS.

The first Bylaws of the Association will be adopted by the Board of Administration named herein, and may be altered, amended, or added to at any time by the affirmative vote of at least three-fourths (3/4) of the members of the Board until the first annual meeting of the Association. Thereafter, the Bylaws may be altered, amended or added to at any duly called meeting of the unit owners in accordance with the Declaration of Condominium and the Bylaws themselves.

XI. AMENDMENTS TO ARTICLES.

Amendments to these Articles of Incorporation will be proposed and adopted in the following manner:

(A) Notice of the subject matter of a proposed amendment must be included in the notice of any meeting at which a proposed amendment is considered.

(B) A resolution for the adoption of a proposed amendment may be proposed either by the Board of Administration or by members of the Association. Board of Administration members and Association members not present in person or by proxy at the meeting considering the amendment may express their approval or disapproval in writing, providing such writing is delivered to the Secretary at or prior to the meeting.

(C) Proposed amendments will be passed upon approval of the members of the Association, with the number of votes being cast as specified in Paragraph 9.1 of the Declaration of Condominium.

(D) Provided, however, that no amendment may make any changes in the qualifications for membership nor the voting rights of members without approval in writing by all members and the joinder of all record holders of all liens affecting any of the condominium parcels. No amendment may be made that is in conflict with the Condominium Act or the Declaration of Condominium.

(E) A copy of each amendment shall be certified by the Secretary of State, State of Florida, and recorded in the Public Records of Orange County, Florida.

XII. POWERS.

The powers of the Association will include and be governed by the following provisions:

(A) The Association will have all the powers of a corporation not for profit not in conflict with the terms of these Articles.

(B) The Association will have all the powers and duties set forth in the Condominium Act, except as limited by these Articles and the Declaration of Condominium for the Condominium operated by the Association; and it will have all the powers and duties reasonably necessary to operate said condominium pursuant to the Declaration of Condominium, as it may be amended from time to time, including but not limited to the following:

1. To make and collect assessments against members in order to defray the common expenses and losses of the condominium.
2. To use the proceeds of assessments in the exercise of its powers and duties.
3. To maintain, repair, replace and operate the condominium property.

4. To purchase insurance for the condominium property and for the protection of the Association and its members as unit owners.
5. To reconstruct improvements after casualty and to further improve the condominium property.
6. To make and amend reasonable regulations respecting the use of the condominium property.
7. To approve or disapprove the transfer, mortgage, and ownership of units as may be provided by the Declaration of Condominium and the Bylaws of the Association.
8. To enforce by legal means the provisions of the Condominium Act, the Declaration of Condominium, these Articles, the Bylaws of the Association, and the Regulations for the use of the condominium property.
9. To contract for the management and operation of the Condominium, including the common elements, and thereby to delegate all powers and duties of the Association, except such as are specifically required to have approval of the Board of Administration or the membership of the Association.
10. To lease such portions of the common elements of the condominium property as are susceptible to separate management and operation.
11. To employ personnel to perform the services required for the proper management and operation of the condominium.
12. To sue or be sued.
13. To purchase units in the condominium and to purchase other interest in real or personal property and to hold, lease or mortgage same, subject to the provisions of the Declaration and the Bylaws. The expenses incurred in the maintenance, operation and taxes of any such property shall be common expenses of the Association.

XIII. INDEMNIFICATION.

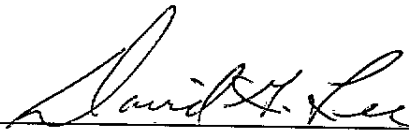
The Association shall indemnify every member of the Board of Administration and every officer, his heirs, personal representatives and assigns against all loss, cost and expenses reasonably incurred by him in connection with any action, suit or proceeding to which he may be made a party by reason of his being or having been a Director or officer of the Association, including reasonable attorney's fees, except as to matters wherein he shall be finally adjudged in such action, suit or proceeding to be liable for or guilty of gross negligence or willful misconduct. The foregoing rights shall be addition to and not exclusive of all other rights to which such Board Member or officer may

be entitled. The Board may, as and when available, obtain officers' and directors' liability insurance and the cost of same shall be a common expense.

XIV. REGISTERED AGENT.

The street address of the initial registered office is 2180 Park Avenue North, Suite 220, Winter Park, Florida 32792. The name of the initial registered agent at such address is David G. Lee.

IN WITNESS WHEREOF, the incorporator has affixed his signature this 5th day of March, 2002.



DAVID G. LEE

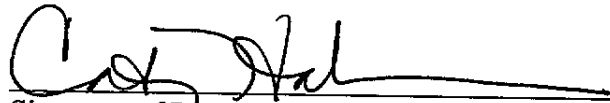
STATE OF FLORIDA
COUNTY OF ORANGE

I HEREBY CERTIFY that on this 5th day of March, 2002, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared David G. Lee, the incorporator described in the foregoing Articles of Incorporation. He

☒ is personally known to me or

☐ has produced _____ as identification.

IMPRINT NOTARY PUBLIC
RUBBER STAMP SEAL BELOW

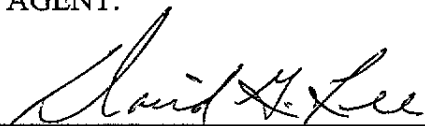


Signature of Person Taking Acknowledgment
Notary Public



J.L.M. CONDOMINIUM ASSOCIATION, INC.
ACCEPTANCE OF REGISTERED AGENT

HAVING BEEN NAMED AS REGISTERED AGENT AND TO ACCEPT SERVICE OF PROCESS FOR THE ABOVE STATED CORPORATION AT THE PLACE DESIGNATED IN THIS CERTIFICATE, I HEREBY ACCEPT THE APPOINTMENT AS 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 I AM FAMILIAR WITH AND ACCEPT THE OBLIGATIONS OF MY POSITION AS REGISTERED AGENT.



David G. Lee, Registered Agent

Date: March 5, 2002

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