

Request Name  
 Address  
 City/State/Zip Phone #

NO2000002341

Office Use Only

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

1. \_\_\_\_\_ 000005154960--8  
 (Corporation Name) (Document #) 03/26/02-01005-004  
 \*\*\*\*\*78.75 \*\*\*\*\*78.75

**QUICK COVER NOTE**

**DATE:** 3/22/02

**TO:** Div. of Corporations  
Corporate Filings

FILED  
 02 MAR 25 PM 1:11  
 SECRETARY OF STATE  
 TALLAHASSEE, FLORIDA

**FROM:** Gloria J. Hall, Office Administrator  
 Presco Associates, LLC  
 230 Mohawk Rd.  
 Clermont, FL 34711  
 Phone: 352-242-0073, Ext. 201 Fax: 352-243-5619

**COMMENTS:** Please return one Certified  
copy of Articles of Incorp. to  
the above address.  
Thank you.

Examiner's Initials

**ARTICLES OF INCORPORATION**  
**OF**  
**SENECA BUSINESS PARK ASSOCIATION, INC.**

**(A Corporation Not for Profit)**

FILED  
02 MAR 25 PM 1:11  
SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

**ARTICLE I**

The name of the Corporation shall be "SENECA BUSINESS PARK ASSOCIATION, INC".

**ARTICLE II**

The purpose for which the Corporation is organized is to promote and develop the common good and social welfare of owners of lots or units situated within and upon that certain real property known as **SENECA BUSINESS PARK** located at Gadson Street, Groveland, Florida.

Without limiting the generality of the foregoing, the corporation shall have the power to take and hold any property; to administer and enforce covenants, conditions, restrictions, reservations, servitudes, profits, licenses, easements, liens or charges for the support and benefit of the corporation and the welfare of betterment of the owners of the lot or unit aforementioned; to construct, install, extend, operate, maintain, repair and replace systems, services, or other facilities upon or for the benefit of the Common Property of such residents; to own and operate for the benefit and use of such business owners such facilities and equipment as it may deem prudent; and maintain the water retention areas as per the St. John's River Water Management District Permit #42-069-65398-1.

The powers of this corporation shall include all powers provided for by the laws of the State of Florida.

**ARTICLE III ADDITIONAL DUTIES AND POWERS**

**Section 1. Duties:** The Association shall operate, maintain and manage the surface water or stormwater management system(s) in a manner consistent with the St. Johns River Water Management District Permit #42-069-65398-1 requirements and applicable District rules, and shall assist in the enforcement of the restrictions and covenants contained herein.

**Section 2. Powers:** The Association shall levy and collect adequate assessments against members of the Association for the costs of maintenance and operation of the surface water or stormwater management system, landscaping, irrigation, electric, water, insurance, signs, accounting, legal and management of the common areas.

**Section 3. Assessments:** The assessments shall be used for the maintenance and repair of the surface water or stormwater management systems including but not limited to work within retention areas drainage structures, drainage easements, landscaping, irrigation, electric, water, insurance, signs, accounting, legal and management of common areas.

**Section 4. Dissolution Language:** In the event of termination, dissolution or final liquidation of the Association, the responsibility for the operation and maintenance of the surface water or stormwater management system must be transferred to and accepted by an entity which would comply with Section 40C-42.027, F.A.C., and be approved by the St. Johns River Water Management District prior to such termination, dissolution or liquidation.

**Section 5. Inclusion of other Activities:** Nothing contained in this Article shall prevent the Association from levying and collecting assessment fees for the general maintenance and operation of other activities within Crown Point Business Park.

**Section 6. Existence and Duration:** Existence of the Association shall commence with the filing of these Articles of Incorporation with the Secretary of State, Tallahassee, Florida. The Association shall exist in perpetuity.

**Article IV**

**Section 1. Membership:** Every person or entity who is an owner of record of a fee simple interest or undivided fee simple interest in any lot within Seneca Business Park shall be a member of the Corporation; provided, however, that any such person or entity who holds such interest merely as security for the performance of an obligation shall not be a member.

**Section 2. Voting Rights:** Unit Owners shall be entitled to one vote for each unit in which they hold the interest required for membership. When more than one person holds such interest in any unit, all such persons shall be members, and the voter for such unit shall be exercised as they among themselves determine, but in no event shall more than one vote be cast with respect to any one unit.

**ARTICLE V**

The Corporation shall have perpetual existence.

**ARTICLE VI**

The name and address of the Corporation are as follows:

Seneca Business Park Association, Inc.  
Robert M. Shakar, Registered Agent  
230 Mohawk Road, Clermont, Florida 34711

**ARTICLE VII**

The affairs of the Corporation shall be managed by a Board of Directors of not less than three nor more than five members. The Board of Directors shall be elected by the members of the corporation and shall be elected annually. The Board of Directors shall elect or appoint from their number a President, Vice President, Secretary and Treasurer. The By-Laws of the Corporation shall prescribe the duties of the Officers.

**ARTICLE VIII**

The names and addresses of the officers who are to serve until the first election under these Articles of Incorporation shall be:

President	Robert M. Shakar
Vice President	Joseph E. Zagame
Secretary/Treasurer	Jane C. Zagame

**ARTICLE IX**

The name and address of the persons constituting the initial members of the Board of Directors of the Corporation and who will serve until the first election are:

Robert M. Shakar	230 Mohawk Road, Clermont, FL 34711
Joseph E. Zagame	230 Mohawk Road, Clermont, FL 34711
Jane C. Zagame	230 Mohawk Road, Clermont, FL 34711

**ARTICLE X**

The By-Laws of the Corporation may be amended, altered, or rescinded by vote of not less than two-thirds of the voting interests entitled to vote.

**ARTICLE XI**

The street address of the initial principal office of the Corporation shall be 230 Mohawk Road, Clermont, Florida 34711 and the name of the initial registered agent of the Corporation at that address is Robert M. Shakar. The undersigned is familiar with, and accepts, the obligations attendant upon his appointment as registered agent of the corporation.

IN WITNESS WHERE OF the undersigned has subscribed his name to these Articles of Incorporation this 14th day of MARCH, 2002.

Robert M. Shakar

Robert M. Shakar

**STATE OF FLORIDA  
COUNTY OF LAKE**

BEFORE ME the undersigned authority, a Notary Public in and for the State of Florida, personally appeared **ROBERT M. SHAKAR**, who acknowledged to and before me that he executed the foregoing instrument for the purpose therein expressed.

IN WITNESS WHEREOF, I have set my hand and seal at Clermont, Florida and year first above written.

Gloria J. Hall

Notary Public

My commission expires:

NOTARY PUBLIC - STATE OF FLORIDA  
GLORIA J. HALL  
COMMISSION # CC775472  
EXPIRES 9/15/2002  
BONDED THRU ASA 1-888-NOTARY1