

N05000012520

(Requestor's Name)

(Address)

(Address)

(City/State/Zip/Phone #)

PICK-UP WAIT MAIL

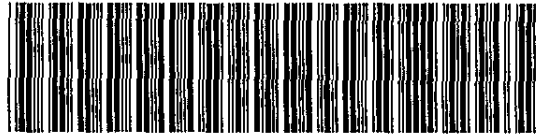
(Business Entity Name)

(Document Number)

Certified Copies _____ Certificates of Status _____

Special Instructions to Filing Officer:

Office Use Only



700062140207

12/14/05--(0110)--005 **8.75

2005 DEC 14 PM 12:25
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

FILED

COVER LETTER

Department of State
Division of Corporations
P. O. Box 6327
Tallahassee, FL 32314

SUBJECT: 8010 COMMERCIAL CONDOMINIUM ASSOCIATION, INC.
(PROPOSED CORPORATE NAME - MUST INCLUDE SUFFIX)

Enclosed is an original and one(1) copy of the Articles of Incorporation and a check for :

\$70.00
Filing Fee

\$78.75
Filing Fee &
Certificate of
Status

\$78.75
Filing Fee
& Certified Copy

\$87.50
Filing Fee,
Certified Copy
& Certificate

ADDITIONAL COPY REQUIRED

FROM: Timothy F. Pickles
Name (Printed or typed)

3490 North U.S. Highway 1
Address

Cocoa, Florida 32926
City, State & Zip

321-631-1550
Daytime Telephone number

NOTE: Please provide the original and one copy of the articles.

FILED

2005 DEC 14 PM 12: 25

SECRETARY OF STATE
TALLAHASSEE, FLORIDA

ARTICLES OF INCORPORATION
OF
8010 COMMERCIAL CONDOMINIUM ASSOCIATION, INC.

(a corporation not for profit)

The undersigned, desiring to form a corporation not for profit under Part I of Chapter 617 of the Florida Statutes, hereby adopt the following Articles of Incorporation.

1. NAME: 8010 COMMERCIAL CONDOMINIUM ASSOCIATION, INC.
2. PURPOSE: To administer the operation and management of a business condominium building to be known as the 8010 COMMERCIAL CONDOMINIUM ASSOCIATION, INC., to be established by CARL E. RHODA, hereinafter called the Developer; said condominium to be established pursuant to the laws of the State of Florida, and be located at 8010 Atlantic Ave., Cape Canaveral, Brevard County, Florida, and to undertake the performance of the acts and duties incident to the administration of the operation and management of said condominium pursuant to the provisions hereof, and those contained in the Declaration of Condominium which will be recorded in the Public Records of Brevard County, Florida at the time that the condominium is submitted to a plan of condominium ownership.
3. POWERS: The corporation shall have all the powers and privileges granted to corporations not for profit under Chapter 617, Fl. Sts., and other applicable laws of the State of Florida including Chapter 718, Fl. Sts., known as The Florida Condominium Act.
4. QUALIFICATION OF MEMBERS AND MANNER OF THEIR ADMISSION TO MEMBERSHIP:
 - (a) The owners of all offices in the condominium shall be members of the corporation, and no other persons or entities shall be entitled to membership except as provided in (c) of the Article 4.
 - (b) Membership shall be established by acquiring a fee title to an office in the condominium and such membership shall be automatically terminated upon said member being divested of all title to or his entire fee ownership interest in any office.
 - (c) The interest of a member in the fund and assets of the corporation cannot be assigned, hypothecated or transferred in any manner except as an appurtenance to his office unit. The funds and assets of the corporation shall belong to the corporation subject to their

being expended, held or used for the benefit of the membership and for the purposes authorized herein, in the Declaration of Condominium and in the By-Laws hereof.

(d) On matter requiring the vote of the membership, there shall be only one vote for each office. Members shall be entitled to cast as many votes as he owns office units.

(e) Until such time as the condominium is submitted to a plan of condominium ownership by recording the Declaration of Condominium, the membership shall be comprised of the subscribers to these Articles, each subscriber being entitled to one vote on all matters on which the membership shall be entitled to vote.

5. DURATION: The corporation shall have perpetual existence.

6. INITIAL POST OFFICE ADDRESS OF CORPORATION: REGISTERED OFFICE ADDRESS AND TAT OF ITS REGISTERED AGENT, TIMOTHY F. PICKLES; 3490 North U.S. Highway 1, Cocoa, Florida 32926.

7. DIRECTORS: The affairs of the corporation shall be managed by the Board of Directors. The number of members of the first board of directors shall be three. The number of members of succeeding Boards shall be three except as changed from time to time pursuant to the By-Laws of this corporation, which By-Laws shall specify how the members of the Board of Directors shall be elected. The Board of Directors shall be members of this corporation or shall be authorized representatives, officers or employees of a corporate member of this corporation. Notwithstanding the foregoing, the first election of directors will be held in accordance with the Declaration of Condominium of 8010 COMMERCIAL CONDOMINIUM ASSOCIATION, INC., A CONDOMINIUM. Any vacancies on the Board of Directors occurring before the first election will be filled by the remaining directors. The first election of Directors shall be held no later than sixty days from the date that the Declaration of Condominium is recorded. The names and addresses of the first Board of Directors who shall hold office until their successors are elected and have qualified, or until removed, are as follows:

DAVID JOHNSON	8010 Atlantic Avenue-#9 Cape Canaveral, FL 32920
---------------	---

TONI SACCO	8010 Atlantic Avenue-#3 Cape Canaveral, FL 32920
------------	---

CARL FISCHER	P.O. Box 271 Cape Canaveral, FL 32920
--------------	--

8. OFFICERS: The Board of Directors shall elect a President, Vice President and Secretary/Treasurer, and as many additional Vice Presidents and assistant Secretary/Treasurers as they shall deem necessary. The President shall be elected from among the membership of the Board of Directors but no other officer is required to be a director. The same person may hold two offices however, the office of President and Secretary/Treasurer shall not be held by the

same person. Election of officers will be held by the Board of Directors at its first meeting following the annual meeting of the members of the corporation. The names and addresses of the officers who will serve until their successors are designated are:

DAVID JOHNSON, President	8010 Atlantic Avenue-#9 Cape Canaveral, FL 32920
TONI SACCO Vice President and Secretary	8010 Atlantic Avenue-#3 Cape Canaveral, FL 32920
CARL FISCHER, Treasurer	P.O. Box 271 Cape Canaveral, FL 32920

9. BY-LAWS: The original By-Laws of this corporation shall be adopted by the Board of Directors and thereafter, such By-Laws may be altered or rescinded only in such manner as said By-Laws may provide.

10. INDEMNIFICATION: Every director and officer of this corporation shall be indemnified by the corporation against all expenses and liabilities including counsel fees reasonably incurred by or imposed upon him in connection with any proceeding to which he may be a party, or in which he may become involved, by reason of his having been a director or officer at the time such expenses are incurred, except that in such cases where the director or officer is adjudged guilty of misfeasance or malfeasance in the performance of his duties; provided that, in the event of any claim for reimbursement of indemnification hereunder based upon a settlement by the director or officer seeking such reimbursement, the indemnification herein shall apply only if the Board of Directors approves such settlement as being in the best interests of the corporation.

11. AMENDMENTS: Amendments to these Articles may be proposed by the Board of Directors acting upon a vote of the majority of the Directors, or by the members of the corporation owning a majority of the offices in the condominium whether meeting as members or by instrument in writing. Such proposed amendments shall be transmitted to the President of the corporation, or any other office in the absence of the President, who shall thereupon call a special meeting to the corporation's members for a date not sooner than twenty days nor later than sixty days from the receipt by him of the proposed amendment, and it shall be the duty of the Secretary to give each member written notice of such meeting including the time and place of the meeting and reciting the proposed amendment, which notice shall be mailed or presented personally to each member not less than ten days nor more than thirty days before the date set for such meeting. If mailed, the notice shall be sent by certified mail return receipt requested. Any member by written waiver of notice signed by him may waive such notice but such waiver or notice shall be filed in the records of the corporation. At such meeting the proposed amendment must be approved by 75% of the owners of offices in the condominium to become effective. Thereupon, the amendment shall be transcribed and certified in such form as may be necessary to register the same with the Secretary of the State of Florida, and upon such registration, a certified copy thereof shall be recorded in the Public Records of Brevard County, Florida, with ten days

from the date on which the same are so registered. The written vote of any member shall be recognized if such member is not in attendance at each meeting or represented by proxy, provided that such written notice is delivered to the Secretary of the corporation at or prior to such meeting.

IN WITNESS WHEREOF, the subscribing incorporators have hereunto set their hands and seals and caused these Articles of Incorporation to be executed this 12th day of December, 2005.



Toni Sacco

STATE OF FLORIDA
COUNTY OF BREVARD

I HEREBY CERTIFY that on this day before me, the undersigned authority, personally appeared Toni Sacco, to me known to be the person described as subscriber in, and who executed the foregoing Articles of Incorporation, as her own free act and deed.

WITNESS my hand and official seal at Cocoa, Florida, this 12th day of December, 2005.



Notary Public


My commission expires:



Dorothy Camille Gray
My Commission DD290439
Expires February 15, 2008

CERTIFICATE

Having been named to accept service of process for and on behalf of the above named corporation, at the place designated in these Articles of Incorporation, which place is my registered office address, I accept to act in this capacity and agree to comply with laws of the State of Florida relative to keeping open my office.



TIMOTHY F. PICKLES
Registered Agent