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13 JAN 29 PM 4:15
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

T. Burch JAN 30 2013

FORLIZZO LAW GROUP, P.A.

ATTORNEYS AT LAW

ROBERT A. FORLIZZO
Admitted in Florida, New York
AND CALIFORNIA

Email: bob@forlizzolawgroup.com

January 11, 2013

Department of State
Division of Corporations
Clifton Building
2661 Executive Center Circle
Tallahassee, FL 32301

VIA FEDERAL EXPRESS

Re: 1801 Association, Inc.

Dear Sir/Madam

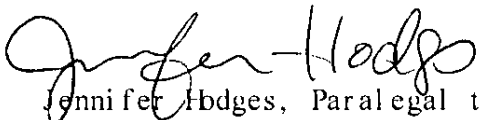
Please find enclosed for filing Articles of Incorporation for the above-referenced corporation.

Also enclosed please find our trust account check Nb. 6569, in the amount of \$43.75 for the filing fee and certified copy charge. I would appreciate it if you could please return the filed Articles to me at your earliest convenience via Federal Express.

Thank you for your cooperation in this matter and if you have any questions, please feel free to contact me.

Very truly yours,

FORLIZZO LAW GROUP, P.A.



Jennifer Hodges, Paralegal to
Robert A. Forlizzo

RAF/jnh
Enclosures

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FLORIDA DEPARTMENT OF STATE
Division of Corporations

January 16, 2013

FORLIZZO LAW GROUP, P.A.
ATTN: JENNIFER HODGES
2903 RIGBSY LANE
SAFTY HARBOR, FL 34695

SUBJECT: 1801 ASSOCIATION, INC.
Ref. Number: W13000003147

We have received your document for 1801 ASSOCIATION, INC. and check(s) totaling \$43.75. However, the enclosed document has not been filed and is being returned to you for the following reason(s):

There is a balance due of \$35.00.

Please return the corrected 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) 245-6052.

Tim Burch
Regulatory Specialist II
New Filing Section

Letter Number: 213A00001212

FILED
13 JAN 29 PM 4:15
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

ARTICLES OF INCORPORATION
OF
1801 ASSOCIATION, INC.

A Florida Corporation Not For Profit

The undersigned incorporator, a resident of the State of Florida, and of full age, hereby makes, subscribes, acknowledges and files with the Department of the State of Florida these Articles of Incorporation for the purpose of forming a corporation not for profit under the laws of the State of Florida.

ARTICLE I
NAME AND PRINCIPAL OFFICE ADDRESS

The name of this corporation is **1801 ASSOCIATION, INC.**, a Florida corporation not for profit (hereinafter called the "Association" in these Articles). The principal office and mailing address of this Corporation is 2255 Glades Road, Suite 324-A, Boca Raton, FL 33431.

ARTICLE II
OFFICE AND REGISTERED AGENT

This Association's registered office is 2255 Glades Road, Suite 324-A, Boca Raton, FL 33431, Palm Beach County, Florida, and its registered agent is ROBERT A. FORLIZZO, who maintains an office at 2903 Rigsby Lane, Safety Harbor, Florida 34695. Both this Association's registered office and registered agent may be changed from time to time by the Board of Directors as provided by law.

ARTICLE III
PURPOSE

This Association does not contemplate pecuniary gain or profit to its Members and the specific purposes for which it is formed are to provide for the maintenance, preservation and repair of certain areas within the Plat of 1801 Clint Moore Road, recorded at Plat Book 116, Pages 21 and 22, Public Records of Palm Beach County, Florida (the "Plat"), as provided in the By-Laws of the Association as said By-Laws may be amended from time to time.

ARTICLE IV

POWERS

Without limitation, this Association is empowered to:

- (a) Own and convey property.
- (b) Operate and maintain the areas described in Article III hereof.
- (c) Establish rules and regulations.
- (d) Assess Members and enforce said assessments.
- (e) Sue and be sued.
- (f) Contract for services to provide for operation and maintenance if the Association contemplates employing a maintenance company.
- (g) Require each owner of a Lot as described in the Plat to be a Member. If a Lot is entirely leased ("Land Lease") to one entity ("Land Lessee"), that entity shall be the Member in place of the Owner as long as the Lease is in existence and not in default beyond the expiration of any applicable notice and cure periods therefor. Upon a termination of the Land Lease or an uncured default in said Land Lease which remains uncured beyond the expiration of any applicable notice and cure periods therefor, the Owner of the Lot shall be entitled to vote on behalf of such Lot.
- (h) Exist in perpetuity.
- (i) Take any other action necessary for the purposes for which the Association is organized.
- (j) Rules. From time to time adopt, alter, amend, rescind and enforce reasonable rules and regulations governing the use of the common area consistent with the rights and duties established by these Articles.
- (k) General. Have and exercise all common law rights, powers and privileges and those that a corporation not for profit may now or hereafter have or exercise under the laws of the State of Florida, together with all other rights, powers and privileges reasonable to be implied from the existence of any right, power or privilege so granted. The Association may enter into litigation, mediation or arbitration to enforce their rights as stated herein or to defend themselves against any claims made against the Association.
- (l) Enforcement. To enforce by legal means the obligations of the Members of the Corporation, the provisions of the Declaration, and the provision of the dedication or conveyance of the corporate property to the Corporation with respect to the use and maintenance thereof.

ARTICLE V
VOTING RIGHTS

The Association shall have one (1) class of voting membership which shall be comprised of the Owners or Land Lessees (as defined in the By-Laws), as the case may be, of Lots subject to the Plat. Each Lot shall have one (1) vote.

ARTICLE VI
MEMBERSHIP

Every person who from time to time holds the record fee simple title to, or any undivided fee simple interest in or as a Land Lessee of, any Lot that is subject to the Plat is a member of this Association, but excluding all other persons who hold any interest in any Lot merely as security for the performance of an obligation. Membership is appurtenant to, and may not be separated from, ownership of each Lot that is subject to the provisions of the Plat.

ARTICLE VII
ASSESSMENTS

The Board of Directors of the Association shall prepare a budget for the maintenance obligations of the Association as described in Article III pursuant to provisions of the Associations Bylaws and shall have the power to assess each Member for such maintenance costs as provided in the Bylaws.

ARTICLE VIII
BOARD OF DIRECTORS

Section 1. This Association's affairs are managed by a Board of Directors initially composed of three (3) Directors. The initial Directors are named below. The term of office for all Directors is three (3) years. Each Member shall appoint one (1) Director who shall serve such Director's term unless replaced by the Member entitled to appoint said Director. Before any such annual meeting, all vacancies occurring on the Board of Directors, if any, will be filled by the Member entitled to appoint said Director. Any Director may succeed himself or herself in office. Directors need not be Association Members.

Section 2. The names and addresses of the persons who will serve as Directors until their successors have been duly appointed and qualify, unless they sooner die, resign, or are removed, are:

Name: ROD C. SHELDON
 2255 Glades Road, Suite 324-A
 Boca Raton, FL 33431

MARK DUHAMEL
c/o TD Bank, N.A.
417 5th Avenue
Indialantic, FL 32903

Richard Steiner
c/o Walgreen Co.
104 Wilmot Road MS #1420
Deerfield, IL 60015

ARTICLE IX **INCORPORATOR**

The name and residence of the incorporator is:

Name: ROBERT A. FORLIZZO

Address: 2903 Rigsby Lane
Safety Harbor, FL 34695

ARTICLE X **DISSOLUTION**

This Association may be dissolved in the manner from time to time provided by the laws of the State of Florida and with the unanimous consent given in writing and signed by the three (3) Members. Upon dissolution of this Association, in any manner other than incident to a merger or consolidation, any assets of the Association shall be transferred to a not for profit corporation organized to carry on the duties of this Association.

ARTICLE XI **DURATION**

This Association exists perpetually.

ARTICLE XII **BYLAWS**

This Association's By-Laws initially will be adopted by the Members. Thereafter, the By-Laws may be altered, amended, or rescinded with the unanimous written approval of the three (3) Members.

ARTICLE XIII
AMENDMENTS

Amendments to these Articles may be proposed and adopted in the manner from time to time provided by the laws of the State of Florida, provided that each such amendment must have the unanimous written approval of the three (3) Members.

ARTICLE XIV
INTERPRETATION

Express reference is made to the Declaration and Plat where necessary to interpret, construe, and clarify the provisions of the Articles. Without limitation, all terms defined in the Declaration and Plat have the same meaning where used in these Articles. By subscribing and filing these Articles, the incorporators intend its provisions to be consistent with the provisions of the Declaration and to be interpreted, construed, and applied with those of the Declaration and Plat to avoid inconsistencies or conflicting results.

Revised 12/3/12

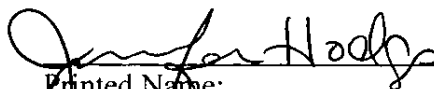
IN WITNESS WHEREOF, for the purpose of forming this corporation under the laws of the State of Florida, I, the undersigned, constituting the incorporator of this Association, have executed these Articles of Incorporation this 10th day of January, ~~2012~~ 2013.

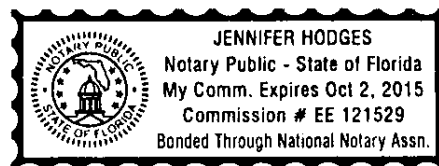

ROBERT A. FORLIZZO, Incorporator

STATE OF FLORIDA)
COUNTY OF PINELLAS)

BEFORE ME, the undersigned authority, this day personally appeared ROBERT A. FORLIZZO, to me well known to be the person described in, and who signed the foregoing Articles of Incorporation of **1801 ASSOCIATION, INC.**, a Florida Corporation Not For Profit, and who acknowledged to me that he executed and subscribed such Articles for the purposes set forth herein. He is personally known to me.

WITNESS my hand and official seal this 10th day of January, ~~2012~~ 2013.


Printed Name:
Notary Public
My Commission Expires:



Revised 12/3/12

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

1801 ASSOCIATION, INC., desiring to organize under the laws of the State of Florida, as a corporation not for profit, with its principal office, as indicated in its Articles of Incorporation, at 2255 Glades Road, Suite 324-A, Boca Raton, FL 33431, County of Palm Beach, State of Florida, has named **ROBERT A. FORLIZZO**, whose business office is 2903 Rigsby Lane, Safety Harbor, Florida 34695, as its registered agent to accept service of process within Florida.

ACCEPTANCE

Having been named to accept service of process for the foregoing corporation at the place designated in this certificate, I hereby agree to act in this capacity, and I further agree to comply with the provisions of all statutes, including the duties and obligations imposed by Section 607.0505, relative to the proper and complete performance of my duties.



ROBERT A. FORLIZZO

FILED
13 JAN 29 PM 4:15
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

Date: January 10, 2013