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FLORIDA DEPARTMENT OF STATE
Division of Corporations

TREASURY OF STATE
TALLAHASSEE, FLORIDA

May 27, 2015

MR. W.N. GALPHIN
1880 S. 14TH STREET
SUITE 103
AMELIA ISLAND, FL 32034

SUBJECT: PARK & 14TH, A NON-RESIDENTIAL CONDOMINIUM
ASSOCIATION, INC.
Ref. Number: W15000037498

We have received your document for PARK & 14TH, A NON-RESIDENTIAL
CONDOMINIUM ASSOCIATION, INC. and your check(s) totaling \$70.00.
However, the enclosed document has not been filed and is being returned for the
following correction(s):

The name of the entity must be identical throughout the document.

The effective date is not acceptable since it is not within five working days of the
date of receipt.

Bylaws are not filed with this office. Please retain them for your records.

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.

Claretha Golden
Regulatory Specialist II
New Filing Section

Letter Number: 815A00011152

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TALLAHASSEE, FLORIDA

EFFECTIVE DATE 06/04/15

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TALLAHASSEE STATE
OFFICE OF REVENUE

ARTICLES OF INCORPORATION
FOR
PARK & 14th, A NON-RESIDENTIAL CONDOMINIUM ASSOCIATION, INC.,
A FLORIDA NOT-FOR-PROFIT CORPORATION

The undersigned subscriber to these Articles of Incorporation hereby forms a not-for-profit corporation under the laws of the State of Florida.

ARTICLE I
NAME

The name of the corporation is the PARK & 14th, A NON-RESIDENTIAL CONDOMINIUM ASSOCIATION, INC., hereinafter referred to as the "Association." The street address of the Association is c/o: W.N. Galphin, 1880 S. 14th Street, Suite 103, Amelia Island Florida 32034.

ARTICLE II
REGISTERED AGENT

The initial Registered Agent of the Association is: Mr. W.N. Galphin. The street address of the Registered Agent is 1880 S. 14th Street, Suite 103, Amelia Island Florida 32034.

ARTICLE III
PURPOSE

The Association does not contemplate pecuniary gain or profit to its members. The Association's specific purposes are to provide for the maintenance and preservation of Park & 14th, a Non-Residential Condominium Association, Inc., for the mutual advantage and benefit of the members of the Association, who shall be owners of Units within such condominiums. To promote the health, safety and welfare of the owners of Units, the Association shall have and exercise the following authority, powers and duties:

- (a) To exercise all of the powers and privileges and to perform all of the duties and obligations of the Association as set forth in the Declaration, which is hereby incorporated by reference, as it may be amended from time to time.
- (b) fix, levy, collect, and enforce payment by any lawful means, all charges or assessments pursuant to the terms of the Declaration; to pay all expenses in connection therewith and all office and other expenses incident to the conduct of the business of the Association, including all licenses, taxes, or governmental charges levied or imposed against the property of the Association;
- (c) To acquire, by gift, purchase or otherwise, own, hold, improve, build upon, operate, maintain, convey, sell, lease, transfer, dedicate for public use or otherwise dispose of real or personal property in connection with the affairs of the Association.

(d) To borrow money and to mortgage, pledge or hypothecate any and all of its real or personal property as security for money borrowed or debts incurred.

(e) To participate in mergers and consolidations with other nonprofit corporations organized for similar purposes.

(f) To have all other powers and duties of a not-for-profit corporation organized as a nonresidential condominium association under Chapter 718, Florida Statutes.

ARTICLE IV MEMBERSHIP

Every person or entity who is a record owner of a Unit within the condominiums made subject to the Declaration shall be a member of the Association. Membership shall be appurtenant to and may not be separated from ownership of any Unit.

ARTICLE V VOTING RIGHTS

Voting rights are assigned in accordance with the provisions of the Declaration.

ARTICLE VI BOARD OF DIRECTORS

The affairs of the Association shall be managed by a Board of Directors, the members of which do not need to be members of the Association. The Board of Directors shall be selected as provided in the Declaration and Bylaws.

ARTICLE VII TERM OF EXISTENCE

This corporation shall commence existence with the filing of these Articles of Incorporation with the Secretary of State, Tallahassee, Florida. The corporation shall have perpetual existence unless sooner dissolved in accordance with the provisions herein contained or in accordance with the laws of the State of Florida.

ARTICLE VIII DISSOLUTION

The Association may be dissolved as provided in the Declaration.

ARTICLE IX OFFICERS

Subject to the direction of the Board, the affairs of this Association shall be administered by its officers, as designated in the Bylaws of this Association. Said officers shall be elected annually by the Board in accordance with the Bylaws.

ARTICLE X
BYLAWS

The Bylaws of this Association shall be adopted by the first Board and recorded among the public records of Nassau County, Florida. The Bylaws may be altered, amended, modified or repealed by (a) a majority of the Directors, or (b) assent in writing of members representing a majority of the voting interests. Any such modification shall be effective upon recording in the public records of Nassau County.

ARTICLE XI
AMENDMENTS

This Association reserves the right to amend or repeal any of the provisions contained in these Articles by approval in writing of two-thirds (2/3) of the membership.

ARTICLE XII
SUPREMACY

These Articles and the Bylaws are subject to the Declaration and in the event of a conflict, the Declaration shall govern. In the event of a conflict between the Articles and Bylaws, the Articles Shall govern.

ARTICLE XIII
INDEMNIFICATION

This Association shall indemnify and hold harmless any and all of its present or former directors, officers, employees or agents, to the full extent permitted by law. Said indemnification shall include but not be limited to the expenses, including the cost of any judgments, fines, settlements and counsel's fees actually and necessarily paid or incurred in connection with any action, suit or proceeding, whether civil, criminal, administrative or investigative, and any appeal thereof, to which any such persons or his legal representative may be made a party or may be threatened to be made a party by reason of his being or having been a director, officer, employee or agent as herein provided. The foregoing right of indemnification shall not affect any other rights to which any director, officer, employee or agent may be entitled as a matter of law or which he may be lawfully granted.

ARTICLE XIV
INCORPORATOR

The incorporator of the corporation is Clayton Buchanan, a Florida
Resident whose address is
914 ATLANTIC AVE, FERNANDINA BEACH, FL 32034.

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SECRETARY OF STATE
TALLAHASSEE, FLORIDA

ARTICLE XV
EFFECTIVE DATE

The effective date for this corporation shall be: June 4, 2015.

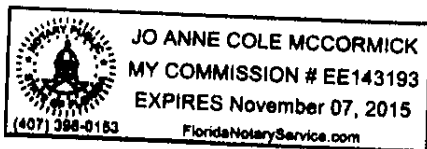
IN WITNESS WHEREOF, the undersigned, being the Incorporator of PARK & 14th, A NON-RESIDENTIAL CONDOMINIUM ASSOCIATION, INC., have hereunto set their hands and seals on this the 4th day of June, 2015.

Name: CLAYTON BUCHANAN

STATE OF FLORIDA
COUNTY OF NASSAU

I HEREBY CERTIFY that on this 4th day of JUNE 2015, personally appeared before me William N. Galphin, Clayton Buchanan, and FL. Drivers License who are personally known to me or who produced as identifications, and they acknowledged before me that they executed the foregoing Bylaws for the uses and purposes therein expressed.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal in said County and State the day and year above written.



Printed Name: JO ANNE COLE MCCORMICK
Notary Public State of Florida
My Commission Expires:

Having been named as registered agent to accept service of process for the above stated corporation at the place designated in this certificate, I am familiar with and accept the appointment as registered agent and agree to act in this capacity.

Required Signature of Registered Agent

6/4/15
Date

I submit this document and affirm that the facts stated herein are true. I am aware that any 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.

Required Signature of Incorporator

6/4/15
Date