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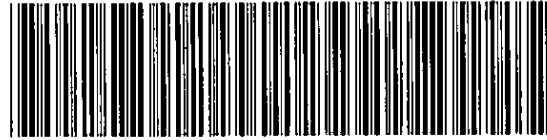
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1. 1428 NE 32ND AVE WAREHOUSE CONDOMINIUM ASSOCIATION, INC
(CORPORATE NAME AND DOCUMENT #)
2. _____
(CORPORATE NAME AND DOCUMENT #)
3. _____
(CORPORATE NAME AND DOCUMENT #)
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**ARTICLES OF INCORPORATION
OF**

1428 NE 32ND AVE WAREHOUSE CONDOMINIUM ASSOCIATION, INC.

We, the undersigned do hereby associate ourselves for the purpose of forming a corporation not for profit, pursuant to the laws of the State of Florida. In this regard, we certify as follows:

ARTICLE 1

Name

1.1 The name of the corporation shall be 1428 NE 32ND AVE WAREHOUSE CONDOMINIUM ASSOCIATION, INC., hereinafter Association, with a mailing address of 1428 NE 32nd Avenue, Ocala, Florida 34470.

ARTICLE 2

Purpose

2.1 The purpose for which the Association is organized is to provide a forum for discussion and communication among the Unit Owners of 1428 NE 32nd AVENUE WAREHOUSE CONDOMINIUMS, for the management and operation of 1428 NE 32nd AVENUE WAREHOUSE CONDOMINIUMS, to levy, collect, hold, and disburse Assessments as contemplated by the Declaration, and facilitate and assure the maintenance and operation of the Common Elements and such property as may be subjected to the terms of the Declaration and for which the Association is responsible pursuant to the terms of the Declaration, including but not limited to Stormwater Management System, and to otherwise enforce the Declaration. Without limiting the foregoing, the Association shall operate, maintain and manage the Stormwater Management System in a manner consistent with the requirements of any Permit issued by the WMD and applicable Agency Rules, and shall assist in the enforcement of the Restrictions and covenants contained in the Declaration herein.

2.2 The Association does not contemplate pecuniary gain or profit, direct or indirect, to its Members. The Association shall make no distributions of income to its Members, Directors or Officers.

ARTICLE 3

Powers and Duties

The powers of the Association shall include and be governed by the following provisions.

3.1 The Association shall have all of the powers and privileges granted to corporations not for profit under the laws of the State of Florida, the Declaration of Condominium for 1428 NE 32nd Avenue Warehouse, a Condominium, as recorded in the Official Records of Marion County, Florida, these Articles of Incorporation and the By-Laws of the Association.

3.3 As provided for in the Declaration to be used for, among other things, the maintenance, repair, replacement and cost associated with the ownership of, or easement rights in, the Common Elements, including easement rights with regard to the Units including the Stormwater Management System, as well as all other property or improvements for which the Association, by rule, regulation, Declaration, or contract has a right or duty to provide maintenance, repair or replacement. Without limiting the foregoing, the Association shall levy and collect adequate Assessments against Unit Owners for the cost of maintenance and operation of the Stormwater Management System.

3.4 To manage, operate, maintain, repair and improve the Common Elements or any property owned by another third party for which the Association by rule, regulation, contract or pursuant to the Declaration of Condominium of 1428 NE 32nd Ave Warehouse Condominiums has a right or duty to provide such services.

3.5 To operate and maintain the Stormwater Management System, if any.

3.6 To establish rules and regulations, including with regard to the Common Elements.

ARTICLE 4

Members

4.1 The Members of the Association shall consist of all Unit Owners of Condominium Units in 1428 NE 32ND AVE WAREHOUSE CONDOMINIUMS. No person holding any lien, mortgage or other encumbrance upon any Condominium Unit shall by virtue of such lien, mortgage or other encumbrance be a member of the Association, except if such person acquires record title to a Condominium Unit pursuant to foreclosure or any proceeding in lieu of foreclosure in which cases such person shall be a member upon acquisition of record title to a Condominium Unit.

4.2 Membership shall be acquired by recording in the Public Records of Marion County, Florida, a deed or other instrument establishing record title to a Condominium Unit in 1428 NE 32ND AVE WAREHOUSE CONDOMINIUMS. The owner designated by such deed or other such instrument thereby becomes a member of the Association, and the membership of the prior owner is thereby terminated, provided, however, any person who owns more than one Condominium Unit shall remain a member of the Association so long as record title is retained to any Condominium Unit.

4.3 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/her Condominium Unit.

4.4 On all matters upon which the Membership shall be entitled to vote, said right shall be exercised or cast in the manner provided in the By-Laws of the Association.

ARTICLE 5

Existence

5.1 The Association shall have perpetual existence.

ARTICLE 6

Subscribers

6.1 The names and addresses of the subscribers to these Articles of Incorporation are:

OW GLOBAL, INC., a Florida corporation

ARTICLE 7

Board of Directors

7.1 The affairs of the Association shall be managed by a board of directors of which there shall be at least one (1) but not more than three (3) directors. Each director shall be a Member of the Association, except as otherwise provided in this Article 7.

7.2 Members of the board of directors shall be elected at the annual meeting of the Members of the Association in the manner provided in the By-Laws of the Association. Except as otherwise provided in this Article 7, members of the board of directors shall serve until the next annual meeting of the Members. Vacancies occurring on the board of directors shall be filled at a meeting of the board of directors by the affirmative vote of a majority of the remaining Directors. Any Director elected to fill a vacancy shall serve until the expiration of the terms of the Director, the vacancy in whose position he/she was elected to fill.

7.3 The first election of the members of the board of directors by Members of the Association shall be held at the time and in the manner specified in the By-Laws, except that the Association shall call, and give not less than sixty (60) days notice of such meeting. The notice may be given by any unit owner if the Association fails to do so. The procedure for the election of directors at such meeting shall be as provided in the By-Laws of the Association.

7.4 The initial board of directors, who need not be Members of the Association, shall be the following persons, and they shall serve as the Board of Directors of the Association, as provided in paragraph 7.3 hereof.

Michael T. Owen

2010 SE 8th Street

Ocala, Florida 34471

ARTICLE 8

8.1 The board of directors shall elect a President, Vice President, and Secretary/Treasurer, all of whom shall serve at the pleasure of the board of directors. There may also be such assistant treasurers and assistant secretaries as the board of directors may from time to time determine. The President, Vice President and Secretary/Treasurer shall be elected from among the members of the board of directors, but no other officer need be a director. The same person may hold two offices, except that the office of President and Vice President shall not be held by the same

person, nor shall the President or the Vice President also be the Secretary/Treasurer or an assistant Secretary. Any officer may be removed by a vote of a majority of the directors present at any duly constituted meeting. The following are the names of the officers of the Association who shall serve until the first election of directors by members of the Association, as provided in paragraph 7.3 Article 7 hereof.

PRESIDENT	Michael T. Owen
VICE PRESIDENT	
SECRETARY/TREASURER	Michael T. Owen

ARTICLE 9

9.1 The original By-Laws of the Association shall be adopted by the initial board of directors, thereafter, amendment of said By-Laws shall be by the members in accordance with the provisions of said By-Laws.

ARTICLE 10

10.1 Every director and every officer of the Association shall be indemnified by the Association against all expenses or 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 being or having been a director or officer at the time such expenses or liabilities are incurred, except in such cases wherein the director or officer is adjudged guilty of willful misfeasance or malfeasance in the performance of his duties. The foregoing right of indemnification shall be in addition to and not exclusive of all other rights to which such director may be entitled.

ARTICLE 11

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

11.1 Notice of the subject matter of a proposed amendment shall be included in the notice of any meeting at which a proposed amendment is considered.

11.2 A resolution for the adoption of a proposed amendment may be proposed either by the board of directors of the Association or by the members of the Association entitled to vote at an Association meeting. Such members may propose such an amendment by instrument in writing directed to the President or Secretary of the Association signed by a majority of such members. Amendments may be proposed by the board of directors by action of a majority of the board at any regular or special meeting of the members of the Board. The Board shall then Notice a meeting of the members of the Association for the purpose of considering such amendment to be held not sooner than twenty days nor later than sixty days after such proposal is adopted by the Board. Such amendment must be approved by the affirmative vote of seventy-five percent of the total number of Association voting interests.

11.3 Notwithstanding the provisions of Paragraph 11.2 hereof, until the first election of the members of the board of directors by Unit Owners, as provided in these Articles of

Incorporation and the By-Laws of the Association, proposal of an amendment and approval thereof shall require only the affirmative vote of all the directors at any regular or special meeting thereof.

11.4 Each amendment shall be executed by the President of the Association and certified by the Secretary and shall be filed with the Secretary of State, State of Florida. A certified copy thereof together with an amendment to the Declaration shall be recorded in the Public Records of Marion County, Florida.

ARTICLE 12

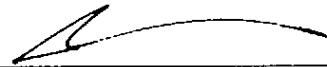
Principal Office

12.1 The principal office of the Association shall be located at 1428 NE 32nd Avenue, Ocala, Florida 34470, but the Association may maintain offices and transact business in such other places within Marion County, and the State of Florida as may from time to time be designated by the board of directors. However, the official records of the Association shall be maintained within Marion County, Florida. The records of the Association shall be made available to a Unit Owner within five (5) working days after receipt of written request by the Board or its designee. Compliance with this requirement may be achieved by having a copy of the Official Records of the Association available for inspection or copying at the offices of 1428 NE 32ND AVE WAREHOUSE CONDOMINIUMS.

12.2 The official registered agent for services of process at such address shall be Jon I. McGraw at 328 NE 1st Avenue, Suite 100, Ocala, Florida 34475, until such time as replaced by the corporation.

IN WITNESS WHEREOF, the Subscribers and Incorporators have hereunto set their hands and seals this 28 day of June 2021.

OW GLOBAL, INC., a Florida corporation

By:  _____

FILED
2021 JUL -7 PM 3:50
SECRETARY OF STATE
TALLAHASSEE, FL

STATE OF FLORIDA
COUNTY OF MARION

I HEREBY CERTIFY that on this day before me, an officer duly qualified to take acknowledgments, the foregoing instrument was acknowledged before me by means of [] physical presence or [] online notarization, this 28th day of June, 2021 by Michael T. Owen as President of OW GLOBAL, INC., a Florida corporation, who is known to me (YES NO) to be the persons described in and who executed the foregoing instrument, OR who has produced _____ as identification and acknowledged before me that he executed same for the purposes expressed herein.

WITNESS my hand and official seal in the County and State last aforesaid this _____ day of June, 2021.

Wanda Holland Bradley
Wanda Holland Bradley (Print Name)

Notary Public, State of Florida

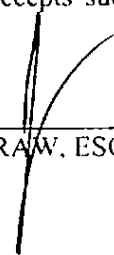
My Commission Expires:



WANDA HOLLAND BRADLEY
Commission # GG 263573
Expires January 28, 2023
Bonded Thru Budget Notary Services

ACCEPTANCE OF DESIGNATION AS REGISTERED AGENT

The undersigned, having been named to serve as Registered Agent for Service of Process on behalf of the corporation above referenced, hereby accepts such designation and agrees to serve until further notice.



JON I. MCGRAW, ESQUIRE