

N9600000 5770

DAVID J. WILEY
720 MAGNOLIA STREET
NEW SMYRNA BEACH, FLORIDA 32168

September 27, 1996

Division of Corporations
Secretary of State
P. O. Box 6327
Tallahassee, Florida 32314

600001960256
-10/01796--01013--009
****122.50 ****122.50

RE: New Corporation

Dear Sirs:

Please find the original and a copy of the articles of incorporation for AAA Business Park of New Smyrna Beach Owners' Association, Inc. I am enclosing a check in the amount of \$122.50 to cover this filing. Please file the articles and return a certified copy to the above address.

Sincerely,

David J. Wiley

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TALLAHASSEE, FLORIDA
STATE

~~1032~~
~~1196 2580~~

Dmc
11/12/96



FLORIDA DEPARTMENT OF STATE
Sandra B. Mortham
Secretary of State

October 3, 1996

DAVID J. WILEY
720 MAGNOLIA STREET
NEW SMYRNA BEACH, FL 32168

SUBJECT: AAA BUSINESS PARK OF NEW SMYRNA BEACH OWNERS'
ASSOCIATION, INC.
Ref. Number: W96000020870

We have received your document for AAA BUSINESS PARK OF NEW SMYRNA BEACH OWNERS' ASSOCIATION, INC. and your check(s) totaling \$122.50. However, the enclosed document has not been filed and is being returned for the following correction(s):

The purpose contained in your articles of incorporation should be more specific. Please correct your articles to reflect the specific purpose for which the corporation is being organized.

Please return 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 (904) 487-6973.

Claretha Golden
Document Specialist

Letter Number: 896A00045196

Articles of Incorporation

of

**AAA BUSINESS PARK OF NEW SMYRNA BEACH OWNERS'
ASSOCIATION, INC.**

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SECRETARY OF STATE
TALLAHASSEE, FLORIDA

The undersigned hereby files these Articles for the purpose of becoming a corporation under the laws of the State of Florida, by and under the provisions of the Statutes of the State of Florida, providing for the formation, liability, privileges and immunities of a corporation not for profit.

ARTICLE I

NAME

The name of this corporation shall be:

AAA Business Park of New Smyrna Beach Owners' Association, Inc.

ARTICLE II

DURATION

This corporation shall exist perpetually unless sooner terminated in accordance with law.

ARTICLE III

PURPOSE

This corporation is organized for the purpose of providing an entity under the Laws of the State of Florida for the operation of an owners' association located in Volusia County, Florida, and known as **AAA Business Park of New Smyrna Beach Owners' Association, Inc.**, created

pursuant to the Declaration of Covenants and Restrictions for AAA Business Park of New Smyrna Beach.

Exercise all of the powers and privileges and to perform all the duties and obligations of the Association as set forth in that certain Declaration of Covenants and Restrictions applicable to the Property and recorded in the Public Records of Volusia County, Florida.

Fix, levy, collect and enforce payment by any lawful means, all charges or assessments pursuant to the terms of the Declaration and the Bylaws; pay all expenses in connection therewith and all the office and other expenses incident to the conduct of the business of the Association.

Dedicate, sell, or transfer all or any part of the Common Area to any public Agency, authority, or utility for such purpose and subject to such conditions as may be agreed to by the members per the Declaration and the By-laws.

Have and to exercise any and all powers, rights, and privileges which a corporation organized under the Non-Profit Corporation Law of the State of Florida by law may now or hereafter have or exercise. The Association does not contemplate pecuniary gain or profit to the members thereof, and the specific purposes for which it is formed are to provide for maintenance, preservation, landscaping, and architectural control of the building and common areas within those certain tracts of property as described in the Declaration and any amendments thereto

pursuant to the Declaration of Covenants and Restrictions for AAA Business Park of New Smyrna Beach.

ARTICLE IV

MEMBERS

This qualification of members and the manner of their admission shall be as regulated by the Bylaws.

ARTICLE V

PRINCIPAL PLACE OF BUSINESS

INITIAL REGISTERED OFFICE AND AGENT

The principal place of business and general office of this corporation will be 720 Magnolia Avenue, New Smyrna Beach, Volusia County, Florida, but it may maintain offices and transact business at such other places, either within or outside the State of Florida, as the Board of Directors may from time to time provide by resolution. The name of the initial registered agent of this corporation is David J. Wiley, whose street address is 720 Magnolia Avenue, New Smyrna Beach, Florida.

ARTICLE VI

DIRECTORS

This corporation shall have three directors initially. The numbers of directors may be increased or diminished from time to time by the Bylaws but shall never be less than three. The names and address of the initial directors are:

David J. Wiley 720 Magnolia Avenue New Smyrna Beach, Florida 32168

Karen A. Wiley 907 North Atlantic Avenue New Smyrna Beach, Florida 32169

Roger A. Pelletier 720 Magnolia Avenue New Smyrna Beach, Florida 32168

Directors shall be elected as provided for in the By-Laws of the Corporation.

ARTICLE VII

INCORPORATOR

The name and address of the person signing these Articles is:

David J. Wiley
720 Magnolia Avenue
New Smyrna Beach, FL 32168

ARTICLE VIII

POWERS

This corporation shall have all of the corporate powers enumerated in the Florida General Corporation Act.

ARTICLE IX

INDEMNIFICATION

This corporation shall indemnify any officer or director, or any former officer or director, to the full extent permitted by law.

ARTICLE X
AMENDMENT

This corporation reserves the right to amend or repeal any provisions contained in these Articles of Incorporation, or any amendment to them, and any right conferred upon the shareholders is subject to this reservation.

IN WITNESS WHEREOF, the undersigned subscriber and incorporator has executed these Articles of Incorporation on this 27th day of September, 1996.

Thomas J. Kovacs
Witness

David J. Wiley
David J. Wiley
Incorporator

William R. Felka
Witness

STATE OF FLORIDA
COUNTY OF VOLUSIA

Before me, the undersigned authority duly authorized to take acknowledgments and administer oaths, personally appeared David J. WILEY, to me known to be the person described above and he acknowledged before me that he executed the foregoing for the purposes therein expressed.

Witness my hand and official seal in the County and State last aforesaid this 27th day of September, 1996.

Mary A. Caslen
My commission expires:
Notary Public
State of Florida at Large




MARY A. CASLEN
MY COMMISSION # CC287104 EXPIRES
JUNE 17, 1997
BONDED THRU TROY FARM INSURANCE, INC.

(affix notarial seal)

ACCEPTANCE OF DESIGNATION OF RESIDENT AGENT

The undersigned, having been named to accept service of process for the above stated Corporation, at the place designated in Article V of the Articles of Incorporation, hereby accepts to act in this capacity and agrees to comply with the provisions of Chapter 48.901, Florida Statutes, relative to keeping open said office.



David J. Wiley

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TALLAHASSEE, FLORIDA