

N98000001140

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February 23, 1998

Corporate Records Bureau
Division of Corporations
Department of State
Post Office Box 6327
Tallahassee, FL 32314

600002440136--0
-02/25/98--01022--008
****122.50 ****122.50

RE: South Park Business Center Property Owners Association, Inc.

Gentlemen:

Enclosed please find my trust account check payable to your order in the amount of \$122.50, Articles of Incorporation, and copy of same.

Amounts on the enclosed check are broken down as follows:

\$35.00 - Filing Fee

\$35.00 - Designating Registered Agent

\$52.50 - Certified copy of Articles of Incorporation

Please file the enclosed Articles and return a certified copy of same to me at your earliest convenience.

Thank you for your assistance.

Very truly yours,


James A. Barks

FILED
98 FEB 25 PM 2:12
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

*Called 2-26-98
James Barks gave auth
by phone to add the principal
place of business.*

JAB/jst

*DMC
2-25-98*

Enclosures

ARTICLES OF INCORPORATION
OF
SOUTH PARK BUSINESS CENTER
PROPERTY OWNERS ASSOCIATION, INC.

FILED
98 FEB 25 PM 2:12
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

The undersigned subscribers to these Articles of Incorporation, each a natural person competent to contract, hereby associate themselves together to form a corporation not for profit under the Laws of the State of Florida.

ARTICLE I:

NAME

The name of this corporation is: SOUTH PARK BUSINESS CENTER
PROPERTY OWNERS ASSOCIATION, INC.

ARTICLE II:

PURPOSE

The purposes for which this corporation is formed are to foster the common interests of that certain real property located in Seminole County, Florida, and known as SOUTH PARK BUSINESS CENTER, as recorded in Plat Book 38, Pages 18 and 19, and SOUTH PARK BUSINESS CENTER REPLAT, as recorded in Plat Book 39, Pages 22 and 23 ("the Property"), including but not limited to the following:

- A. Perform all duties and obligations assigned to it under that certain Declaration of Restrictive Covenants for South Park Business Center recorded in the Public Records of Seminole County, Florida.
- B. To assure reasonable development and application of the property as a whole and to protect each property owner against unreasonable usage or development of adjacent and surrounding lands.
- C. To prevent the construction of undesirable structures within the Property.
- D. To provide for the operation and maintenance of common amenities and facilities.
- E. To provide an architecturally and aesthetically pleasing development of the Property in accordance with a general plan.
- F. To provide common area maintenance of the entrance ways, signs, road and water retention areas.

ARTICLE III:

QUALIFICATION OF MEMBERS

Every person or entity who is the record owner of a Subdivision lot shall be a member of the Association. Any such person or entity who holds such interest merely as security for the performance of an obligation, shall not be a member of the Association.

ARTICLE IV:

TERM OF EXISTENCE

This Corporation is to exist perpetually.

ARTICLE V:

SUBSCRIBER

<u>Name</u>	<u>Address</u>
ROGER E. OWEN	1024 Nancy Circle Winter Springs, FL 32708

ARTICLE VI:

MANAGEMENT

The affairs of the corporation shall be managed by a Board of Directors consisting of not less than three (3) persons who shall be elected by a majority of the members present at the annual meeting or any called meeting for which notice is given as provided in the By-Laws. The Board of Directors so elected shall elect from their number a President, Vice President, Secretary and Treasurer, two of which offices may be held by the same person, but the President may not serve as Secretary.

ARTICLE VII:

INITIAL DIRECTORS AND OFFICERS

The names and post office addresses of the initial Directors and Officers who shall serve until the first election are as follows:

<u>Name</u>	<u>Office</u>	<u>Address</u>
ROGER E. OWEN	President	1024 Nancy Circle Winter Springs, FL 32708
MELONI E. TURK	Secretary	1027 Northern Way Winter Springs, FL 32708
PATRICIA M. OWEN	Treasurer	1024 Nancy Circle Winter Springs, FL 32708

ARTICLE VIII:

ADOPTION, AMENDMENT AND RESCISSION OF BY-LAWS

The By-Laws of the corporation may be adopted, amended or rescinded upon proposal by a member by a two-thirds vote of the Board of Directors and majority vote of the membership upon twenty (20) days written notice prior to the annual meeting or a special meeting duly called as prescribed in the By-Laws. Proxies and waivers may be used to meet the qualifications.

ARTICLE IX:

AMENDMENT

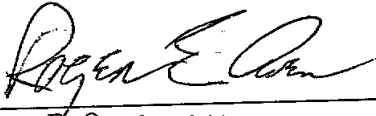
These Articles may be amended in the same manner as the By-Laws as set out in Article VIII herein.

ARTICLE X.

DESIGNATED RESIDENT AGENT

The agent designated for service of process for the corporation is ROGER E. OWEN, 100 State Road 419, Suite 210, Winter Springs, Florida 32708. The principal office shall be identical to the registered office stated above,

WITNESS our hands and seals to these Articles this 18th day of February, 1998.



Roger E. Owen

STATE OF FLORIDA

COUNTY OF SEMINOLE

The foregoing instrument was acknowledged before me this 18th day of February, 1998, by ROGER E. OWEN, who is personally known to me.



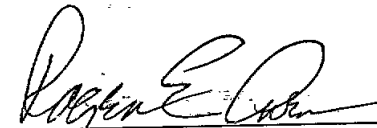


Patricia W. Page
MY COMMISSION # CC634975 EXPIRES
July 30, 2001
BONDED THRU TROY FAIN INSURANCE, INC.

CERTIFICATE DESIGNATING REGISTERED AGENT AND
STREET ADDRESS OF THE OFFICE FOR SERVICE OF PROCESS
WITHIN THIS STATE

FILED
98 FEB 25 PM 2:12
SECRETARY OF STATE
TALLAHASSEE, FLORIDA


Pursuant to Florida Statutes, this is to certify that SOUTH PARK BUSINESS CENTER
PROPERTY OWNERS ASSOCIATION, INC., a corporation duly organized and existing under
the Laws of the State of Florida, has named ROGER E. OWEN, 100 State Road 419, Suite 210,
Winter Springs, Florida 32708, as its agent to accept service of process within this State and the
said address as the office for such service of process.



President

ACKNOWLEDGMENT

Having been named to accept service of process for the above State corporation, at the
place designated in this certificate, I hereby agree to act in this capacity, and agree to comply
with the provisions of the Florida Statutes relative thereto.

By: 

Registered Agent