

**CAPITAL CONNECTION, INC.**

417 E. Virginia Street, Suite 1 • Tallahassee, Florida 32302  
(850) 224-8870 • 1-800-342-8062 • Fax (850) 222-1222

FILED  
SECRETARY OF STATE  
DIVISION OF CORPORATIONS

97 NOV 17 AM 11:18

N98000003262

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11/17/97--01003--020

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**EFFECTIVE DATE**

11-14-97

MLOP Association, Inc.

- Art of Inc. File \_\_\_\_\_
- LTD Partnership File \_\_\_\_\_
- Foreign Corp. File \_\_\_\_\_
- L.C. File \_\_\_\_\_
- Fictitious Name File \_\_\_\_\_
- Trade/Service Mark \_\_\_\_\_
- Merger File \_\_\_\_\_
- Art. of Amend. File \_\_\_\_\_
- RA Resignation \_\_\_\_\_
- Dissolution / Withdrawal \_\_\_\_\_
- Annual Report / Reinstatement \_\_\_\_\_
- Cert. Copy \_\_\_\_\_
- Photo Copy \_\_\_\_\_
- Certificate of Good Standing \_\_\_\_\_
- Certificate of Status \_\_\_\_\_
- Certificate of Fictitious Name \_\_\_\_\_
- Corp Record Search \_\_\_\_\_
- Officer Search \_\_\_\_\_
- Fictitious Search \_\_\_\_\_
- Fictitious Owner Search \_\_\_\_\_
- Vehicle Search \_\_\_\_\_
- Driving Record \_\_\_\_\_
- UCC 1 or 3 File \_\_\_\_\_
- UCC 11 Search \_\_\_\_\_
- UCC 11 Retrieval \_\_\_\_\_
- Courier \_\_\_\_\_

RECEIVED  
SECRETARY OF STATE  
DIVISION OF CORPORATIONS  
NOV 17 AM 11:18  
11-14-97

Signature \_\_\_\_\_

Requested by: DR

Name \_\_\_\_\_

Date 11/17

Time 9:32

Walk-In \_\_\_\_\_

Will Pick Up \_\_\_\_\_

RP  
11-17-97



FLORIDA DEPARTMENT OF STATE  
Sandra B. Mortham  
Secretary of State

June 8, 1998

MLOP ASSOCIATION, INC.  
ATTN: SHERRY HICE  
9551 BAYMEADOWS ROAD, STE. 4  
JACKSONVILLE, FL 32256

SUBJECT: MLOP ASSOCIATION, INC.

This letter will confirm that due to a clerical error the above referenced corporation was incorrectly filed as a PROFIT (P97000097673) corporation. Please be advised, we have corrected our records to reflect this corporation as a NONPROFIT corporation and assigned new document number N98000003262 with the original file date of November 17, 1997, effective November 14, 1997.

Any annual reports submitted this office should reflect the new document number.

We sincerely apologize for any inconvenience this error may have caused you.

Should you have any questions please feel free to contact this office at the address indicated below.

Sincerely,  
Sharon Tala  
Document Specialist Supervisor  
New Filings Section

Letter number: 698A00031997

ARTICLES OF INCORPORATION

97 NOV 17 AM 11:18

OF

MLOP ASSOCIATION, INC.

The undersigned natural persons acting as incorporators under the laws of the State of Florida, Chapter 617, Florida Statutes, applicable to corporations not for profit, do hereby adopt the following Articles of Incorporation for such corporation.

ARTICLE ONE

The name of the corporation shall be MLOP Association, Inc.

ARTICLE TWO

The corporation is a non-profit corporation.

EFFECTIVE DATE

11-14-97

ARTICLE THREE

This corporation shall exist perpetually. Corporate existence shall commence on the date these Articles are executed and acknowledged, except that if they are not filed by the Department of State of the State of Florida within five days, exclusive of legal holidays, after they are executed and acknowledged, corporate existence shall commence upon filing by the Department of State.

ARTICLE FOUR

This Association is formed to be the corporate entity which is to be responsible for the common areas, stormwater and/or surface water management systems, and for the performance of certain duties and the enforcement of certain rights as provided in the Declaration of Covenants, Conditions and Restrictions, Drainage Easement and Grant of Easement recorded or to be recorded in Duval County, Florida, for the office park to be known as Marsh Landing Office Park and located in Duval County, Florida consisting of approximately 7.55 acres.

The Association shall operate, maintain and manage the stormwater management system(s) in a manner consistent with any and all of the St. Johns River Water Management District Permit(s) in its name, requirements and applicable District rules, and shall assist in the enforcement of the restrictions and covenants contained herein.

The Association shall levy and collect adequate assessments against members of the Association for the costs of maintenance and operation of the stormwater management system.

The assessments shall be used for the maintenance and repair of the stormwater management systems including but not limited to

work within detention/retention areas, drainage structures and drainage easements.

**ARTICLE FIVE**

The members of the corporation shall be all fee simple property owners of the office park to be known as Marsh Landing Office Park in Duval County, Florida consisting of approximately 7.55 acres. Upon the purchase of a property, the property owner(s) shall automatically become a member of the Association as defined in the covenants and restrictions of Marsh Landing Office Park to be recorded. Membership shall be appurtenant to, and inseparable from, ownership of property.

**ARTICLE SIX**

The street address of the initial principal business office of the corporation is 9551 Baymeadows Road, Suite 4, Jacksonville, Florida 32256. The address of the registered office and the name of the initial Registered Agent are: Michael E. Braren, 9551 Baymeadows Road, Suite 4, Jacksonville, Florida 32256.

**ARTICLE SEVEN**

This corporation shall never have less than THREE (3) Directors. The number of Directors constituting the initial Board of Directors of the Corporation is THREE (3) and the names and addresses of the persons who are to serve as the initial Directors until the first election shall be as follows:

1. Michael E. Braren  
9551 Baymeadows Road, Suite 4  
Jacksonville, Florida 32256
2. Sherry Hice  
9551 Baymeadows Road, Suite 4  
Jacksonville, Florida 32256
3. Sharon W. Fredenhagen  
9551 Baymeadows Road, Suite 4  
Jacksonville, Florida 32256

Directors shall serve and be appointed as provided in the covenants and restrictions of Marsh Landing Office Park and the By-Laws of the Association.

**ARTICLE EIGHT**

The names and addresses of the Subscribers to these Articles of Incorporation are listed in Article Seven above.

**ARTICLE NINE**

The affairs of the Corporation are to be managed by the Officers of the Corporation who shall be appointed by the Board of Directors. The names, addresses and offices of the persons who are initially to serve as officers of the Corporation are as follows:

E. Chester Stokes, Jr., President  
Thomas C. Bergmann, Vice President  
Michael E. Braren, Vice President  
L. Denise Wallace, Vice President  
Sharon W. Fredenhagen, Treasurer  
Sherry Hice, Secretary

**ARTICLE TEN**

In the event of termination, dissolution or final liquidation of the Association, the responsibility for the operation and maintenance of the stormwater management system must be transferred to and accepted by an entity which would comply with Section 40C-42.027, F.A.C., and be approved by the St. Johns River Water Management District prior to such termination, dissolution or liquidation. If the Association is dissolved, the assets shall be dedicated to a public body, or conveyed to a nonprofit organization with similar purposes.

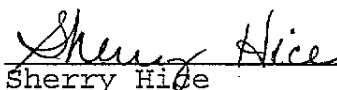
**ARTICLE ELEVEN**

The power to alter, amend or repeal the By-Laws or Articles of Incorporation or to adopt new By-Laws shall be vested in the Board of Directors. The By-Laws may contain any provisions for the regulation and management of the affairs of the corporation not inconsistent with the law or with these Articles of Incorporation.


IN WITNESS WHEREOF, we have hereunto set our hands and seals this 14<sup>th</sup> day of November, 1997.



Michael E. Braren



Sherry Hice



Sharon W. Fredenhagen

STATE OF FLORIDA

COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 14<sup>th</sup> day of November, 1997, by Michael E. Braren, who is personally known to me or produced \_\_\_\_\_ as identification.

Barbara S. Walker

Notary Public  
My Commission Expires:



BARBARA S WALKER  
My Commission CC407786  
Expires Sep. 18, 1998

STATE OF FLORIDA

COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 14<sup>th</sup> day of November, 1997, by Sherry Hice, who is personally known to me or produced \_\_\_\_\_ as identification.

Barbara S. Walker

Notary Public  
My Commission Expires:



BARBARA S WALKER  
My Commission CC407786  
Expires Sep. 18, 1998

STATE OF FLORIDA

COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 14<sup>th</sup> day of November, 1997, by Sharon W. Fredenhagen, who is personally known to me or produced \_\_\_\_\_ as identification.

Barbara S. Walker

Notary Public  
My Commission Expires:



BARBARA S WALKER  
My Commission CC407786  
Expires Sep. 18, 1998

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CERTIFICATE DESIGNATING PLACE OF BUSINESS  
OR DOMICILE FOR THE SERVICE OF PROCESS  
WITHIN THIS STATE, NAMING AGENT UPON WHOM  
PROCESS MAY BE SERVED

In compliance with Section 48.091, Florida Statutes, the following is submitted:

FIRST, that MLOP Association, Inc. desiring to organize under the laws of the State of Florida, with its principal place of business at 9551 Baymeadows Road, Suite 4, Jacksonville, Florida, 32256, has named Michael E. Braren, located at the registered office of the corporation, to-wit, 9551 Baymeadows Road, Suite 4, Jacksonville, Florida, 32256, as its Agent to accept service of process within this state.

Having been named to accept service of process for the above stated 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 relative to the proper and complete performance of my duties, and I accept the duties and obligations of Section 607.325 of the Florida Statutes.

REGISTERED AGENT



MICHAEL E. BRAREN

STATE OF FLORIDA

COUNTY OF DUVAL

Sworn to and subscribed before me this 14<sup>th</sup> day of November, 1997 by Michael E. Braren, who is personally known to me.



Notary Public, State of Florida

BARBARA S. WALKER  
CC407788  
CC407788  
EXPIRES SEP. 18, 1998