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TALLAHASSEE, FL 32304
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PREMIER HALL
LEGAL & FINANCIAL SERVICES ACCOUNT NO. : 07210000099320N OF CORPORATION

REFERENCE : 973055 4329479

AUTHORIZATION :

COST LIMIT : \$ 122.50

Patricia Pizzuti

ORDER DATE : May 31, 1996

ORDER TIME : 5:27 PM

ORDER NO. : 973055

CUSTOMER NO: 4329479

CUSTOMER: Karen Bohn, Legal Assistant
BAKER & HOSTETLER

9000001848009

2300 Sun Bank Ctr., Box 112
200 South Orange Avenue
Orlando, FL 32802

DOMESTIC FILING

NAME: HAMMOCK OAKS COMMERCIAL PLAZA
OWNER'S ASSOCIATION, INC.

EFFECTIVE DATE:

XX ARTICLES OF INCORPORATION
 CERTIFICATE OF LIMITED PARTNERSHIP

PLEASE RETURN THE FOLLOWING AS PROOF OF FILING:

XX CERTIFIED COPY
 PLAIN STAMPED COPY
 CERTIFICATE OF GOOD STANDING

CONTACT PERSON: Lori R. Dunlap

EXAMINER'S INITIALS:

gf
6/3/96

96 JUN -3 PM 1:16
FILED
SECRETARY OF STATE
DIVISION OF CORPORATIONS

ARTICLES OF INCORPORATION

OR

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SECRETARY OF STATE
DIVISION OF CORPORATIONS

96 JUN -3 PM 1:16

HAMMOCK OAKS COMMERCIAL PLAZA OWNER'S ASSOCIATION, INC.

In compliance with the requirements of Florida Statutes, Chapter 617, the undersigned, a resident of the State of Florida, of full age, and for the purpose of forming a corporation, not for profit, and do hereby certify:

ARTICLE I

Name

The name of the corporation is Hammock Oaks Commercial Plaza Owner's Association, Inc. (hereafter called the "Association").

ARTICLE II

Office

The principal office of the Association is located at 110 E. Broadway Street, Oviedo, Florida 32765.

ARTICLE III

Registered Agent

Charles W. Evans, whose address is 110 E. Broadway Street, Oviedo, Florida 32765, is hereby appointed the initial registered agent of this Association.

ARTICLE IV

Definitions

Section 1. "Articles of Incorporation" shall mean and refer to the Articles of Incorporation for Hammock Oaks Commercial Plaza Owner's Association, Inc., as they may be amended from time to time.

Section 2. "Association" shall mean and refer to Hammock Oaks Commercial Plaza Owner's Association, Inc., its successors and assigns.

Section 3. "Board of Directors" or "Board" shall mean and refer to the board of directors for Hammock Oaks Commercial Plaza Owner's Association, Inc..

Section 4. "Common Property" shall have the meaning assigned to it in the Declaration.

Section 5. "Declarant" shall have the meaning assigned to it in the Declaration.

Section 6. "Declaration" shall mean and refer to the Declaration of Covenants, Conditions and Restrictions for Hammock Oaks Commercial Plaza recorded in the Public Records of Seminole County, Florida and applicable to the Properties described as:

See Exhibit "A" attached hereto and incorporated herein by reference.

Section 7. "Parcel" shall have the meaning assigned to it in the Declaration.

Section 8. "Member" shall have the meaning assigned to it in the Declaration.

Section 9. "Owner" shall have the meaning assigned to it in the Declaration.

Section 10. "Properties" shall mean and refer to that certain real property described in the Declaration.

ARTICLE V

Purpose and Powers of the Association

This 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 and preservation of the Common Property and architectural control of the Parcels and Common Property within the Properties and other real property annexed into the Association, and to promote the health, safety and welfare of the owners of the Properties and any additions thereto as may hereafter be brought within the jurisdiction of this Association for this purpose to:

(a) Exercise all of the powers and privileges and to perform all of the duties and obligations of the Association as set forth in that certain Declaration applicable to the Properties and recorded (or to be recorded) in the Office of Clerk of the Court for Seminole County, Florida, and as the same may be amended from time to time as therein provided;

(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) 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) Borrow money, and with the assent of at least two-thirds (2/3rds) of the Members mortgage, pledge, deed in trust, or hypothecate any or all of its real or personal property of the Association as security for the money borrowed or debts incurred;

(e) Dedicate, sell or transfer all or any part of the Common Property to any public agency, authority, or utility for such purposes and subject to such conditions as may be agreed to by the Members. No such dedication or transfer shall be effective unless an instrument has been signed by at least two-thirds (2/3rds) of the Members, agreeing to such dedication, sale or transfer;

(f) Participate in mergers and consolidations with other nonprofit corporations organized for the same purposes provided that any such merger or consolidation shall have the assent of at least two-thirds (2/3rds) of the Members;

See
(g) Operate, maintain and manage the surface water or stormwater management system(s) in a manner consistent with the St. Johns River Water Management District ("District") permit no. 4-117-0262 m2 requirements and applicable District rules, and shall assist in the enforcement of the restrictions and covenants contained herein.

(h) Levy and collect adequate assessments against members of the Association for the costs of maintenance and operation of the surface water or stormwater management system.

(i) Have and exercise any and all powers, rights and privileges which a corporation organized under the nonprofit corporation law of the State of Florida by law may now or hereafter have or exercise.

ARTICLE VI

Membership

Every person or entity who is a record owner of a fee or undivided fee interest of any Parcel which is subject to the Declaration, and thus to assessment by the Association shall be a Member of the Association. The foregoing is not intended to include persons or entities who hold an interest merely as security for the performance of an obligation. Membership shall be appurtenant to and may not be separated from ownership of any Parcel which is subject to assessment by the Association.

ARTICLE VII

Voting Rights

The Owner of each Parcel and the Declaration shall be entitled to cast one (1) vote for each Parcel owned by them.

ARTICLE VIII

Board of Directors

The affairs of this Association shall be managed by a Board of not less than three (3) Directors, who shall either be members of the Association or officers, directors, representatives or employees of the Declarant or Original Declarant. The number of directors may be changed by amendment of the Bylaws of the Association. The names and addresses of the persons who are to act in the capacity of directors until the selection of their successors are:

<u>NAME</u>	<u>ADDRESS</u>
Raymond C. Knopke, Jr.	301 North Ivanhoe Boulevard Orlando, Florida 32804
Charles W. Evans	110 E. Broadway Street Oviedo, Florida 32765
Arthur F. Evans	110 E. Broadway Street Oviedo, Florida 32765

At the first annual meeting the Members shall elect one of the directors for a term of one year, one of the directors for a term of two years and one of the directors for a term of three years; and at each annual meeting thereafter the Members shall

elect one director for a term of three years. Thereafter, if the number of Directors is enlarged, Members shall elect one-third (1/3) of the directors for a term of one year; one-third (1/3) of the directors for a term of two years; and one-third (1/3) of the directors for a term of three years with any odd number of directors to be elected for a term of three years. The intent of this provision is to proportionately stagger elections so that there always remain a majority of board members with experience as to the workings of the Association.

ARTICLE IX

Dissolution

The Association may be dissolved with the assent given in writing and signed by not less than all of the Members. Upon dissolution of the Association, other than incident to a merger or consolidation, the assets of the Association shall be dedicated to any nonprofit corporation, association, trust or other organization to be devoted to such similar purposes. Notwithstanding the foregoing, in the event of termination, dissolution or final liquidation of the Association, the responsibility for the operation and maintenance of the surface water or stormwater management system must be transferred to and accepted by an entity which would comply with Section 40C-42.027, F.A.C., or its successor rule, and be approved by the St. Johns River Water Management District prior to such termination, dissolution or liquidation.

ARTICLE X

Duration

The corporation shall exist perpetually.

ARTICLE XI

Indemnification

The Association shall indemnify any incorporator, officer or director, or any former incorporator, officer or director, to the full extent permitted by law, against all losses and liabilities related to their actions on behalf of the Association.

ARTICLE XII

Incorporator

The name and address of the incorporator is as follows:

Charles W. Evans
110 E. Broadway Street
Oviedo, Florida 32765

ARTICLE XIII

Amendments

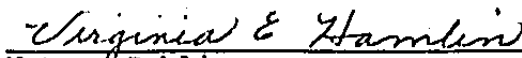
Amendment of this Articles shall require the assent of two-thirds (2/3) of the entire membership.

IN WITNESS WHEREOF, for the purpose of forming this corporation under the laws of the State of Florida, we, the undersigned, constituting the incorporators of this Association, have executed these Articles of Incorporation this 14th day of March, 1996.


Charles W. Evans

STATE OF FLORIDA)
) SS.
COUNTY OF SEMINOLE)

14th The foregoing instrument was acknowledged before me this day of March, 1996, by Charles W. Evans, who is ☒ personally known to me or ☐ has produced _____ as identification.


Notary Public

(NOTARY SEAL)

Name printed or typed
Commission Number: _____
My Commission Expires: _____

1850SEC/22689/90001/ARTICLES.2
03/11/96.jmr

VIRGINIA E. HAMLIN
Notary Public, State of Florida
My comm. expires Jan. 25, 1997.
Comm. No. CC249482

REGISTERED AGENT CERTIFICATE

In pursuance of the Florida General Corporation Act, the following is submitted, in compliance with said statute:

That Charles W. Evans, desiring to organize under the laws of the State of Florida, with its registered office, as indicated in the Articles of Incorporation at the City of Oviedo, County of Seminole, State of Florida, has named Charles W. Evans, located at said registered office, as its registered agent to accept service of process and perform such other duties as are required in the State.

ACKNOWLEDGMENT:

Having been named to accept service of process and serve as registered agent for the above-stated Corporation, at the place designated in this Certificate, the undersigned, hereby accepts to act in this capacity, and agrees to comply with the provision of said statute relative in keeping open said office, and further states it is familiar with §607.0505, Florida Statutes.


Charles W. Evans

DATED: March 14, 1996

FILED
SECRETARY OF STATE
DIVISION OF CORPORATIONS
96 JUN -3 PM 1:16

EXHIBIT "A"

FILED
CLERK OF THE STATE
OFFICE OF THE CLERK
96 JUL -2 PM 1:16

A PARCEL OF LAND LYING IN THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 15, TOWNSHIP 21 SOUTH, RANGE 31 EAST, CITY OF OVIEDO, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FROM THE SOUTHWEST CORNER OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SAID SECTION 15, RUN N.00°03'16"E., A DISTANCE OF 100.00 FEET ALONG THE WEST LINE OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SAID SECTION 15 TO THE POINT OF BEGINNING, THENCE CONTINUE N.00°03'16"E., A DISTANCE OF 493.13 FEET; THENCE ALONG THE BOUNDARY OF KINGSBRIDGE PHASE I-A, AS RECORDED IN PLAT BOOK 41, PAGES 19 TO 21 OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA FOR THE FOLLOWING FOUR COURSES; S.89°56'39"E., A DISTANCE OF 149.06 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, HAVING: A RADIUS OF 300.00 FEET, A CENTRAL ANGLE OF 30°00'11", A CHORD BEARING OF S.74°56'34"E. AND A CHORD LENGTH OF 155.31 FEET; THENCE ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 157.10 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE TO THE LEFT, HAVING: A RADIUS OF 599.68 FEET, A CENTRAL ANGLE OF 34°05'31", A CHORD BEARING OF S.76°59'14"E. AND A CHORD LENGTH OF 351.58 FEET; THENCE ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 356.82 FEET TO THE END OF SAID CURVE; THENCE S.00°48'47"W., A DISTANCE OF 382.48 FEET TO A POINT LYING ON THE NORTH RIGHT-OF-WAY LINE OF MITCHELL HAMMOCK ROAD; THENCE DEPARTING SAID BOUNDARY OF KINGSBRIDGE PHASE I-A RUN; THENCE N.89°11'35"W., A DISTANCE OF 636.69 FEET ALONG SAID NORTH RIGHT-OF-WAY LINE TO THE POINT OF BEGINNING.