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REFERENCE : 153570 7107883

AUTHORIZATION :

COST LIMIT : \$ 87 *Patricia Pizito*

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SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

ORDER DATE : May 17, 2001

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ORDER NO. : 153570-005

CUSTOMER NO: 7107883

CUSTOMER: W. Scott Callahan, Esq  
Stump Storey & Callahan, P.a.

37 North Orange Ave.  
Suite 200  
Orlando, FL 32801

100004242551-1

DOMESTIC FILING

NAME: 100 EAST PINE STREET  
CONDOMINIUM ASSOCIATION, INC.

EFFECTIVE DATE:

- XX ARTICLES OF INCORPORATION
- CERTIFICATE OF LIMITED PARTNERSHIP
- ARTICLES OF ORGANIZATION

PLEASE RETURN THE FOLLOWING AS PROOF OF FILING:

- XX CERTIFIED COPY
- PLAIN STAMPED COPY
- XX CERTIFICATE OF GOOD STANDING

CONTACT PERSON: Deborah Schroder - EXT. 1118

EXAMINER'S INITIALS: \_\_\_\_\_

2001 MAY 17 AM 11:05

RECEIVED  
DIVISION OF CORPORATIONS  
DEPARTMENT OF STATE

*5-17-01  
WCC*

**ARTICLES OF INCORPORATION  
OF  
100 EAST PINE STREET CONDOMINIUM ASSOCIATION, INC.  
(A FLORIDA NOT-FOR-PROFIT CORPORATION)**

FILED  
01 MAY 17 PM 2:53  
SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

I, the undersigned Incorporator, desiring to form a corporation not for profit under Chapter 617, F.S., deliver for filing the following Articles of Incorporation for 100 East Pine Street Condominium Association, Inc. ("Association"), pursuant to Section 617.0201, F.S.:

**ARTICLE I  
Name and Principal Office**

Section 1. The name of the Association shall be 100 East Pine Street Condominium Association, Inc.

Section 2. The principal office and mailing address of the Association is 100 East Pine Street, Suite 302, Orlando, Florida 32801.

**ARTICLE II  
Purpose and Powers**

Section 1. The purpose for which the Association is organized is to act as a governing association and the managing entity for 100 East Pine Street ("Condominium") to be located upon the following lands in Orange County, Florida, described in Exhibit "A" attached hereto. All capitalized terms used in these Articles of Incorporation, if not defined, shall have the meanings ascribed to such terms that are contained in the Declaration of Condominium for the Condominium, on the Declaration of Covenants and Restrictions and Grant of Easements for the Condominium (together, the "Declaration"), or Chapter 718, F.S., or the Bylaws and such meanings are incorporated into these Articles of Incorporation by reference as if set forth herein. To the extent that a provision in these Articles of Incorporation conflicts with the Declaration, the Declaration shall govern. "Declarant" means 100 East Pine Street, LLC, its successors, and/or assigns. "Member" means the members of the Association. The Association shall not be operated for profit and shall make no distributions of income to its Members, directors or officers.

Section 2. The Association shall have all of the powers, rights and privileges that a corporation organized under the Florida Not For Profit Corporation Act may now or hereafter have or exercise, provided that such powers, rights and privileges to not conflict with the terms of these Articles, the Bylaws, the Declaration, and Chapter 718, F.S., and provided further that the Association shall have the powers, rights and privileges reasonably necessary or convenient to operate, maintain, and manage the Condominium pursuant to the Declaration and Bylaws, as amended from time to time, other documents or agreements that may exist from time to time pertaining to the Condominium, and Chapter 718, F.S. In addition, the Association shall have the following specific powers and duties:

(a) Power to Manage Condominium Property, Contract, and Sue. The Association may contract and sue with respect to the exercise or non-exercise of its powers, duties and functions. For this purpose, the powers of the Association include, but are not limited to, the maintenance, management, and operation of the Condominium Property. After control of the Association is obtained by the Members other than the Declarant, the Association may institute, maintain, settle or appeal actions or hearings in its name on behalf of all Members concerning matters of common interest to most or all Members, including, but not limited to, the common elements; the roof and structural components of all buildings or other improvements; mechanical, electrical, and plumbing elements serving an improvement or a building; representations of the Declarant pertaining to any existing or proposed commonly used facilities; and protesting ad valorem taxes on commonly used facilities and on Units; and may defend actions in eminent domain or bring inverse condemnation actions.

(b) Assessments; Management of Common Elements. The Association has the power to make and collect Assessments as to each Unit and to lease, maintain, repair, replace, alter, add to, improve, administer, and operate the common elements and limited common elements as provided in the Declaration and applicable law. The Association may pay ad valorem taxes and special assessments which are liens against any part of the Condominium other than the Units and assess the Members therefor. The Association also may contract for utilities for the Condominium (including the Units on a bulk service basis) and assess Members for same. The Association may act as agent for Members as required by and in accordance with applicable law in connection with the collection from Members of ad valorem taxes and special assessments and the remittance of same to the county tax collector or appropriate authority. The Association may use the proceeds of the Assessments in the exercise of its powers and duties, and enforce levy of the Assessments as to each Unit through lien and foreclosure or by such other action as may be allowed by the Declaration or applicable law.

The Association may not charge a use fee against a Member for the use of the common elements or the Association Property unless otherwise provided in the Declaration or by a majority vote of the Association or unless the charges relate to the expenses incurred by a Member having exclusive use of the common elements or Association Property.

(c) Right of Access to Units. The Association has the irrevocable right of access to each Unit during reasonable hours, when necessary in its discretion for the maintenance, repair, or replacement of any common elements or limited common elements or of any portion of a Unit to be maintained by the Association pursuant to the Declaration or as necessary to prevent damage to the common elements, the limited common elements, or a Unit. Notwithstanding the foregoing, so long as the United States Postal Service is the owner or occupant of a Unit, it shall have the right to restrict access to certain areas of its Unit as required to maintain security and integrity of the mail functions performed therein. The United States Post Office shall however establish procedures which reasonably accommodate the granting of access for the purposes set forth herein.

(d) Operation of Phase Condominiums. The Association may not operate the Condominium in a phase project.

(e) Title to Property. The Association has the power to acquire title to or otherwise hold, convey, lease, grant possessory or use interest in, and mortgage Association Property for the use and benefit of its Members on terms the Board of Directors of the Association ("Board") may deem reasonable. The power to acquire personal property shall be exercised by the Board in its discretion. The Association may purchase Units for any purpose and hold, lease, mortgage, or convey such Units on terms and conditions approved by the Board. Except as otherwise permitted in Section 718.111(8) and (9) and 718.114, F.S., the Association may not acquire, convey, lease, or mortgage Association real property except in the manner provided in the Declaration. Subject to Section 718.112(2)(n), F.S., the Association through its Board, has the limited power to convey a portion of the common elements to a condemning authority for the purposes of providing utility easements, right-of-way expansion, or other public purposes, whether negotiated or as a result of eminent domain proceedings.

(f) Purchase of Leases. The Association has the power to purchase any land lease or recreation lease as provided in the Declaration.

(g) Purchase of Units. The Association has the power, except as prohibited by the Declaration, these Articles, or the Bylaws, to purchase Units and to acquire, hold, lease, mortgage, and convey them. There shall be no limitation on the Association's right to purchase a Unit at a foreclosure sale resulting from the Association's foreclosure of its lien for unpaid Assessments as to the Unit, or to take title by deed in lieu of foreclosure.

(h) Easements. Except as prohibited or as otherwise prescribed by the Declaration, the Board has the authority, without the joinder of any Member, to grant, modify, or move any easement, if the easement constitutes part of or crosses the common elements, the limited common elements, or Association Property. The Board is not authorized to modify, move, or vacate any easements created in whole or in part for the use or benefit of anyone other than the Members, or which crosses the property of anyone other than the Members, without consent or approval of those persons having the use and benefit of the easement, as required by law or by the instrument creating the easement. Nothing in this subsection affects the minimum requirements of Section 718.104(4)(m), F.S., or the powers enumerated in Section 718.111(3), F.S.

(i) Insurance. The Association shall use its best efforts to obtain and maintain adequate insurance to protect the Association, the Association Property, the common elements, the limited common elements, and the Condominium Property required to be insured by the Association pursuant to Section 718.111(11)(b), F.S., and as provided in the Declaration. The Association also may obtain and maintain other insurance including, but not limited to, liability insurance for the directors and officers, insurance for the benefit of the Association employees, and flood insurance for common elements, limited common elements, Association Property, and Units. The Association or a group of associations may self-insure against claims against the Association, the Association

Property, and the Condominium Property required to be insured by the Association. A copy of each policy of insurance in effect shall be made available for inspection by Members at reasonable times.

Every hazard policy issued to protect the Condominium shall comply with Florida law.

Every insurance policy issued to an individual Member shall provide that the coverage afforded by such policy is excess over the amount recoverable under any other policy covering the same property without rights of subrogation against the Association.

(j) Official Records. From the inception of the Association, the Association shall maintain each of the items, when applicable, which shall constitute the official record of the Association which are more fully set out in Section 718.111(12)(a)1-15, F.S. The official records of the Association shall be maintained with the state. The official records of the Association shall be made available to a Member as required by Section 718.111(12)(b)-(d), F.S.

(k) Financial Reports. The Association shall prepare and deliver financial reports in accordance with Section 718.111(13), F.S.

(l) Commingling. All funds shall be maintained separately in the Association's name. Reserve and operating funds of the Association may not be commingled for purposes of investment. No manager or business entity required to be licensed or registered under Section 468.32, F.S., and no agent, employee, officer, or director of the Association shall commingle any Association funds with his funds or with funds from any other condominium association or community association.

(m) Rules and Regulations. The Association has the power to adopt Rules and Regulations concerning the Units, the common elements, the limited common elements, and Association Property.

(n) Enforcement. The Association has the power to enforce by legal means the provisions of Chapter 718, F.S., and the Condominium Documents.

(o) Employment of Service Personnel. The Association has the power to employ personnel and enter into agreements reasonably necessary for the performance of services required for the proper exercise of the rights, duties, powers, and functions of the Association.

(p) Contracts for Services. The Association has the power to enter into contracts the Board deems desirable and reasonable, for the provision of services to the Association or the Members, including, but not limited to, contracts for telephone, water, sewer, gas, cable television, security, and pest control services.

(q) Contract for Management and Maintenance. The Association has the power to contract for the management and maintenance of the Condominium and to authorize a management firm to act as the managing entity of the Condominium, and accordingly, perform all of the functions

and duties of the Association in its capacity as the managing entity pursuant to the Declaration, and any applicable law.

(r) Authorize Private Use of the Common Elements. The Association may authorize Members or others to use portions of the common elements for private purposes. Reasonable charges may be imposed provided an agreement is entered into between the Association and the user.

(s) Other Authority. The Association has the power to exercise such other power and authority to do and perform every act and thing necessary and proper in the conduct of its business for the accomplishment of its purposes as set forth in these Articles and as permitted by the applicable Florida Statutes.

### **ARTICLE III**

#### **Qualification of Members and the Manner of their Admission**

Section 1. The Incorporator constitutes the sole Member of this Association until the recording of the Declaration naming the Association as the condominium association. On recording of the Declaration, the Declarant shall own all of the memberships in the Association. When the purchase price is paid and the deed to a Unit is issued and recorded, the Owner automatically becomes a Member. If additional phases are added to the Condominium, the Declarant initially shall hold all new memberships created, and when the purchase price is paid and the deed to the Unit is issued and recorded, the Owner automatically becomes a Member.

Section 2. Ownership of a Unit shall be a prerequisite to exercising any rights, powers, and privileges as a Member. A Unit may be owned by one or more individuals or by a corporation, partnership, trust, or any other appropriate entity with the power to hold title.

Section 3. Membership shall terminate on the termination of the Condominium, or on transfer of a Member's ownership in the Unit (for that Unit only if more than one is owned), provided the transfer is accomplished in accordance with all provisions of the Declaration. The transferor's membership automatically shall transfer and be vested in the new Owner succeeding to the ownership interest in the Unit, subject to a lien for all unpaid Assessments as to the Unit. The Association may rely on a recorded deed as evidence of transfer of a Unit and terminate the transferor's membership and recognize the membership of the transferee.

### **ARTICLE IV**

#### **Term of Existence**

The Association shall have perpetual existence.

**ARTICLE V**  
**Incorporator**

The name and address of the Incorporator to these Articles is as follows:

100 East Pine Street, LLC  
100 East Pine Street, Suite 302  
Orlando, Florida 32801

**ARTICLE VI**  
**Officers**

The officers of the Association shall consist of a president, vice-president, secretary, treasurer, and such other officers as the Board may from time to time deem appropriate. The officers of the Association shall be elected at the first meeting of the Board, and each annual meeting of the Board thereafter. Any officer may be removed at any meeting by the affirmative vote of a majority of the directors of the Board, either with or without cause, and any vacancy in any office may be filled by the Board at any Board meeting.

The names of the officers who shall serve until the election of their successors are:

<u>Name</u>	<u>Office</u>
Cameron B. Kuhn	President
Cameron B. Kuhn	Vice-President
Cameron B. Kuhn	Secretary
Cameron B. Kuhn	Treasurer

**ARTICLE VII**  
**Board of Directors**

Section 1. The affairs of the Association shall be managed and conducted by a Board consisting of at least three (3) natural persons who are 18 years of age or older.

Section 2. The initial Board shall consist of three (3) persons. The names and addresses of the initial Board who shall hold office until their successors have been elected and qualified are as follows:

Cameron Kuhn  
100 East Pine Street, Suite 302  
Orlando, Florida 32801

Cassy Turiczek  
100 East Pine Street, Suite 302  
Orlando, Florida 38201

W. Scott Callahan  
Stump, Storey & Callahan, P.A.  
37 North Orange Avenue, Suite 200  
Orlando, Florida 32801

Provisions regarding the election, removal, and filling of vacancies on the Board shall be stated in the Bylaws.

### **ARTICLE VIII** **Bylaws**

The power to adopt the Bylaws shall be vested in the Board. Thereafter the Bylaws may be amended, altered, modified, or rescinded by the action or approval of 80% of a quorum of Members present, in person or by proxy, at a regular or special meeting of the Members. However, any such change of the Bylaws shall not affect the rights or interests of the Declarant, its successors, and/or assigns, or a mortgagee of any Condominium property or any Unit without the written consent of the Declarant and/or mortgagee, respectively. The manner of amending, altering, modifying, or rescinding the Bylaws shall be as set forth in the Bylaws.

### **ARTICLE IX** **Amendments to Articles**

Section 1. Amendments to these Articles of Incorporation shall be made in the following manner:

(a) The Board shall adopt a resolution setting forth the proposed amendment and, if Members have been admitted, direct that it be submitted to a vote at a meeting of the Members, which may be either the annual or a special meeting. If no Members have been admitted, the amendment shall be adopted by a vote of the majority of directors and the provisions for adoption by Members shall not apply.

(b) Written notice setting forth the proposed amendment or a summary of the change to be effected shall be given to each Member of record entitled to vote within the time and in the manner provided in these Articles for the giving of notice of meetings of Members. If the meeting is an annual meeting, the proposed amendment or such summary may be included in the notice of such annual meeting.

(c) At such meeting having a quorum in attendance in person or by proxy, a vote of the Members entitled to vote thereon shall be taken on the proposed amendment. The proposed

amendment shall be adopted on receiving the affirmative vote of more than 80% of the number of votes cast by the Members in person or by proxy at such meeting.

Section 2. Any number of amendments may be submitted to the Members and voted on by them at one meeting.

Section 3. Notwithstanding anything in these Articles to the contrary, no amendment shall make any change in the qualifications for membership without approval in writing of all of the Members and the consent of all record holders of mortgages on any Condominium Property or Association Property. No amendment shall be made that is in conflict with Chapter 718, F.S., or the Declaration. No amendment which affects the rights and privileges provided to the Developer in Chapter 718, F.S., or the Declaration shall be effective without written consent of the Declarant. No amendment shall be effective until filed in accordance with applicable Florida corporation laws and a certified copy of the Articles of Amendment to these Articles are recorded in the Public Records of Orange County, Florida.

## **ARTICLE X**

### **Voting**

Section 1. Each Unit is entitled to vote in proportion to its Percentage Interest in the Condominium as set forth in Exhibit "B" hereto.

Section 2. Votes may be cast either in person or by proxy, subject to the provisions of the Bylaws and Chapter 718, F.S. Any person appointed as proxy may, but need not be, an officer or director of the Association, or affiliated with Declarant, its successors and/or assigns.

Section 3. For purposes of these Articles, the Bylaws, the Declaration, or any other document of the Association or Condominium, the term "all Members" when used in reference to voting shall mean the total of all Members entitled to vote and shall not mean just those Members present at the meeting in person or by proxy. No vote appurtenant to a Unit shall be cast at any meeting unless the Member(s) owing the Unit is registered on the membership book of the Association.

## **ARTICLE XI**

### **Additional Provisions**

Section 1. No officer, director, or Member shall be personally liable for any debt or other obligation of the Association except as provided in the Declaration.

Section 2. The Association shall not be operated for profit. No dividend shall be paid, and not part of the income of the Association shall be distributed to its Members, directors, or officers. The Association may not pay compensation in a reasonable amount to its Members, directors, or officers for services rendered, may confer benefits on its Members in conformity with its purposes, and on dissolution or final liquidation may make distribution to its Members as permitted by a court

of competent jurisdiction. No such payment, benefit, or distribution shall be deemed to be a dividend or distribution of income.

Section 3. When the context of these Articles permits, the use of the plural shall include the singular and the singular shall include the plural, and the use of any gender shall be deemed to include all genders.

Section 4. Should any paragraph, sentence, phrase, or portion of any provision fo these Articles or of the Bylaws or rules and regulations be held invalid or held inapplicable to certain circumstances, it shall not affect the validity of the remaining parts, the remaining instruments, or the application of such provisions to different circumstances.

**ARTICLE XII**  
**Registered Agent**

The name and address of the initial registered agent, and the address of the initial registered office of the service of process on the Association within Florida are:

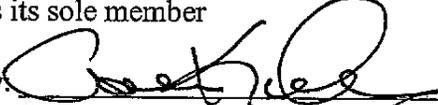
W. Scott Callahan, Esquire  
Stump, Storey & Callahan, P.A.  
37 North South Orange Avenue, Suite 200  
Orlando, Florida 32801

The above address is also the address of the registered office and the principal office of the Association.

In Witness Whereof, the subscribing Incorporator has set his hand and seal and caused these Articles of Incorporation to be executed this 15<sup>th</sup> day of May, 2001.

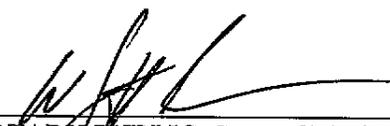
100 EAST PINE STREET, LLC.,  
a Delaware limited liability company

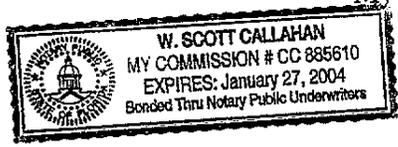
By: KUHN-JDI HOLDINGS, LLC, a  
Delaware limited liability company,  
as its sole member

By:   
Cameron B. Kuhn, as its Managing Member

STATE OF FLORIDA  
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this 15<sup>th</sup> day of May, 2001 by Cameron B. Kuhn, as Managing Member of KUHN-JDI HOLDINGS, LLC, a Delaware limited liability company, the sole member of 100 EAST PINE STREET, LLC, a Delaware limited liability company, who is personally known to be, who executed the foregoing Articles of Incorporation, who did/did not take an oath, and who acknowledged to me that he executed the same freely and voluntarily for the uses and purposes expressed in the Articles.

  
\_\_\_\_\_  
NOTARY PUBLIC, State of Florida  
Print Name: \_\_\_\_\_  
Commission Number: \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_



**ACCEPTANCE OF REGISTERED AGENT**

Having been named as Registered Agent and to accept service of process for the above stated corporation at the place designated in Article XII of the foregoing Articles of Incorporation, I hereby accept the appointment as Registered Agent and agree to act in this capacity. I further agree to comply with the provisions of all statutes relating to the proper and complete performance of any duties, and I am familiar with and accept the obligations of my position as Registered Agent.

  
\_\_\_\_\_  
W. Scott Callahan, Registered Agent  
Date: May 15, 2001

**EXHIBIT "A"**

**LEGAL DESCRIPTION**

Lot 1, The Baptist Subdivision, a Replat, according to the plat thereof as recorded in Plat Book 17, Page 65, Public Records of Orange County, Florida.

**EXHIBIT "B"**  
**PERCENTAGE INTEREST**  
**(Follows This Page)**

[h:\1041\1398\001335\articles.incorporation]

BASEMENT	UNDIVIDED % INTEREST
CONDO UNIT	% INTEREST IN COMMON ELEMENTS & LIMITED COMMON ELEMENTS
B01	1.603%
B03	2.861%
B04	2.003%
B05	2.590%
B06	1.034%
B07	2.339%
TOTALS	
<b>FIRST FLOOR</b>	
CONDO UNIT	
103	7.087%
105	1.638%
106	1.012%
107	1.778%
108	2.847%
TOTALS	
<b>SECOND FLOOR</b>	
CONDO UNIT	
201	1.578%
202	2.817%
203	1.409%
204	2.701%
205	1.240%
206	1.002%
207	1.460%
208	2.435%
<b>THIRD FLOOR</b>	
CONDO UNIT	
301	1.300%
302	2.866%
303	1.434%
304	2.864%
305	1.153%
306	1.019%
307	1.486%
308	2.519%
<b>FOURTH FLOOR</b>	
CONDO UNIT	
401	1.297%
402	2.869%
403	1.436%
404	2.751%
405	1.264%
406	1.014%
407	1.488%
408	2.524%
<b>FIFTH FLOOR</b>	
CONDO UNIT	
501	1.550%
502	2.941%
503	1.471%
504	2.820%
505	1.295%
506	0.993%
507	1.272%
508	2.300%
<b>SIXTH FLOOR</b>	
CONDO UNIT	
601	1.252%
602	2.859%
603	1.431%
604	2.740%
605	1.258%
606	1.072%
607	1.461%
608	2.569%
TOTALS	100.0000%