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1. 1196 Unit 7 Condominium Association Inc.
   (CORPORATE NAME AND DOCUMENT #)
2. (CORPORATE NAME AND DOCUMENT #)
3. (CORPORATE NAME AND DOCUMENT #)
4. (CORPORATE NAME AND DOCUMENT #)
5. (CORPORATE NAME AND DOCUMENT #)
6. (CORPORATE NAME AND DOCUMENT #)

SPECIAL INSTRUCTIONS:

ARTICLES OF INCORPORATION
OF
1191, UNIT 7 CONDOMINIUM ASSOCIATION, INC.

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Pursuant to the provisions of Chapter 617, Florida Statutes, we, the undersigned natural persons competent to contract, acting as incorporators of a corporation not-for-profit, hereby adopt the following Articles of Incorporation:

ARTICLE I
NAME

The name of the corporation is the 1191, UNIT 7 CONDOMINIUM ASSOCIATION, INC., hereinafter referred to as the "Association".

ARTICLE II
PRINCIPAL OFFICE AND MAILING ADDRESS

The principal office and mailing address of the Association is 3525 West Lake Mary Boulevard, Suite 306, Lake Mary, Florida 32746-3461.

ARTICLE III
REGISTERED AGENT

C. WILLIAM HARKINS, whose address is 3525 West Lake Mary Boulevard, Suite 306, Lake Mary, Florida 32746-3461, is hereby appointed the initial registered agent of this Association.

ARTICLE IV
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 Elements, and the architectural control of the Office Units (all as defined in the Condominium Declaration referred to hereinafter) within that certain tract of property known as LOT 1191, BALDWIN PARK UNIT 7 per the plat thereof recorded in Plat Book 57, Pages 111 through 117 inclusive, of the Public Records of Orange County, Florida ("Property"), and to promote the health, safety and welfare of the Office Owners within the above described property and any additions thereto as may hereafter be brought within the jurisdiction of this Association, and in furtherance of these purposes, 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 of Condominium for 1191, Unit 7 Condominium hereinafter and above called the "Declaration", applicable to the property and recorded or to be recorded in the office of the Clerk of the Circuit Court of Orange County, Florida, and as the same may be amended from time to time as therein

provided, said Declaration being incorporated herein as if set forth at length;

(b) fix, levy, collect and enforce payment of, by any lawful means, all charges or assessments pursuant to the terms of the Declaration and pursuant to the Declaration for Covenants, Easements and Restrictions for the Master Association for Baldwin Park Commercial Properties; 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) participate in mergers and consolidation with other non-profit corporations organized for the same purposes provided that any such merger or consolidation shall have the assent of the required membership under Section 12.2 of the Declaration;

(e) have and to exercise any and all powers, rights, duties and privileges which a corporation organized under Chapter 617 and under Chapter 718 (the "Condominium Act"), Florida Statutes, by law may now or hereafter have and exercise.

(f) to appoint a representative from the Board of Directors to be the Association's voice and vote at any meetings of the Baldwin Park Commercial Owners Association as provided in the Declaration.

ARTICLE V
MEMBERSHIP

1. The members of the Association shall consist of all of the record owners of Office Units in the condominium; and after termination of the condominium shall consist of those who are members at the time of such termination and their successors and assigns.

2. After receiving approval of the Association required by the Declaration of Condominium, change of membership in the Association shall be established by recording in the public records of Orange County, Florida, a deed or other instrument establishing a record title to an office in the condominium and the delivery to the Association of a certified copy of such instrument. The owner designated by such instrument thus becomes a member of the Association and the membership of the prior owner is terminated.

3. The share of a member in the funds and assets of the Association cannot be assigned, hypothecated or transferred in any manner except as an appurtenance to his Office Unit.

4. The owner of each Office Unit shall be entitled to at least one (1) vote as a member of the Association. The exact number of votes to be cast by owners of an Office Unit and the

manner of exercising voting rights shall be determined by the By-Laws of the Association.

ARTICLE VI
BOARD OF DIRECTORS

The affairs and property of this corporation shall be managed and governed by a Board of Directors composed of not less than three (3) nor more than five (5) persons. The first Board of Directors shall have three (3) members, and in the future the number will be determined from time to time in accordance with the provisions of the By-Laws of the corporation. The number of Directors on the Board of Directors shall always be an odd number.

The names and addresses of the persons who are to act in the capacity of Directors until the selection of their successors are:

NAME	ADDRESS
C. WILLIAM HARKINS	3525 West Lake Mary Boulevard, Suite 306 Lake Mary, Florida 32746-3461
MATT HARKINS	3525 West Lake Mary Boulevard, Suite 306 Lake Mary, Florida 32746-3461
AL VINACKE	3525 West Lake Mary Boulevard, Suite 306 Lake Mary, Florida 32746-3461

Directors of the Association shall be elected at the meeting of the members in the manner determined by the By-Laws. Directors may be removed and vacancies on the Board of Directors shall be filled in the manner provided by the By-Laws.

The first election of directors after the appointment provided above shall not be held until after the developer has closed the sales of all of the Office Units of the condominium, or until developer elects to terminate its control of the condominium, or until after December 31, 2004, whichever occurs first. The directors named in these Articles shall serve until the first election of directors, and any vacancies in their number occurring before the first election shall be filled by the remaining directors.

At each meeting thereafter, the members shall elect the appropriate number of directors for a term of three (3) years.

ARTICLE VII
OFFICERS

The officers of this Association shall be a President and a Vice President, who shall at all times be members of the Board of Directors; a Secretary, a Treasurer, and such officers as the Board

may from time to time by resolution create. The election of officers shall take place at the first meeting of the Board of Directors which shall follow each meeting of members as provided above. The initial names and addresses of the officers who are to serve until the first election are:

PRESIDENT	C. WILLIAM HARKINS 3525 West Lake Mary Boulevard, Suite 306 Lake Mary, Florida 32746-3461
VICE PRESIDENT	AL VINACKE 3525 West Lake Mary Boulevard, Suite 306 Lake Mary, Florida 32746-3461
SECRETARY	MATT HARKINS 3525 West Lake Mary Boulevard, Suite 306 Lake Mary, Florida 32746-3461
TREASURER	C. WILLIAM HARKINS 3525 West Lake Mary Boulevard, Suite 306 Lake Mary, Florida 32746-3461

ARTICLE VIII
INDEMNIFICATION OF OFFICERS AND DIRECTORS

1. The Association hereby indemnifies any Director or Officer made a party or threatened to be made a party to any threatened, pending or completed action, suit or proceeding:

(a) Whether civil, criminal, administrative, or investigative, other than one by or in the right of the Association to procure a judgment in its favor, brought to impose a liability or penalty on such person for an act alleged to have been committed by such person in his capacity of Director or officer of the Association, or in his capacity as Director, officer, employee or agent of any other corporation, partnership, joint venture, or other enterprise which he served at the request of the Association, against judgments, fines, amounts paid in settlement and reasonable expenses, including attorneys fees, actually and necessarily incurred as a result of such action, suit or proceeding or any appeal therein, if such person acted in good faith in the reasonable belief that such action was in the best interests of the Association, and in criminal actions or proceedings, without reasonable ground for belief that such action was unlawful. The termination of any such action, suit or proceeding by judgment, order, settlement, conviction or upon a plea of nolo contendere or its equivalent shall not in itself create a presumption that any such Director or officer did not act in good faith in the reasonable belief that such action was in the best interests of the Association or that he had reasonable grounds for belief that such action was unlawful.

(b) By or in the right of the Association to procure a judgment in its favor by reason of his being or having been a Director or officer of the Association, or by reason of his being or having been a Director, officer, employee or agent of any other corporation, partnership, joint venture, trust or other enterprise which he served at the request of the Association, against the reasonable expenses, including solely for this reason, or solely because the Director or officer is present at or participates in the meeting of the Board of committee thereof which authorized the contract or transaction, or solely because his or their votes are counted for such purpose. No Director or officer of the Association shall incur liability by reason of the fact that he is or may be interested in any such contract or transaction.

2. Interested Directors may be counted in determining the presence of a quorum at a meeting of the Board of Directors or of a committee which authorized the contract or transaction.

ARTICLE IX
BY-LAWS

By-Laws shall be initially adopted by the Board of Directors after which these By-Laws may be amended, at a regular or special meeting of the members, by a vote of a majority of a quorum of members present in person or by proxy.

ARTICLE X
AMENDMENTS

Proposals for the alteration, amendment or recission of these Articles of Incorporation may be made by any member of the Board of Directors or twenty-five percent (25%) of the voting members. Amendment of these Articles of Incorporation shall require the assent of not less than the percentage of the total number of votes called for in Paragraph 12.2 of the Declaration.

ARTICLE XI
DISSOLUTION

The Association may be dissolved with the assent given in writing and signed by the holders of not less than seventy percent (70%) of the total number of votes. Upon dissolution of the Association, other than incident to a merger or consolidation, the assets of the Association shall be dedicated to an appropriate public agency to be used for the purposes similar to those for which this Association was created. In the event dedication is refused acceptance, such assets shall be granted, conveyed and assigned to any non-profit corporation, association, trust or other organization to be devoted to such similar purposes. Any action under this Article is subject to the procedures and requirements of Florida Statute 617.05.

ARTICLE XII
DURATION

The corporation shall exist perpetually.

ARTICLE XIII
SUBSCRIBERS

The name and address of the subscriber is as follows:

NAME	ADDRESS
C. WILLIAM HARKINS	3525 West Lake Mary Boulevard, Suite 306 Lake Mary, Florida 32746-3461

IN WITNESS WHEREOF, for the purpose of forming this corporation under the laws of the State of Florida, the undersigned, constituting the Incorporator of this Association, has executed these Articles of Incorporation this 4TH day of April, 2006.

C. WILLIAM HARKINS

STATE OF FLORIDA
COUNTY OF SEMINOLE

The foregoing instrument was acknowledged before me this 4TH day of April, 2006, by C. WILLIAM HARKINS, who (check one) ☑ is personally known to me, ☐ produced a driver's license (issued by a state of the United States within the last five (5) years) as identification, or ☐ produced other identification, to wit: _____.

Print Name: _____
Notary Public, State of Florida
My Commission Expires: _____
Commission Number: _____

THOMAS S. RECICAR
MY COMMISSION # DD 363148
EXPIRES: January 31, 2009
Bonded Thru Notary Public Underwriters

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

Pursuant to Chapter 48.091, Florida Statutes, the following is submitted in compliance with said Act:

That, 1191, UNIT 7 CONDOMINIUM ASSOCIATION, INC., desiring to organize under the laws of the State of Florida, with its principal offices at 3525 West Lake Mary Boulevard, Suite 306, Lake Mary, Florida 32746-3461, has named C. WILLIAM HARKINS, whose office is located at 3525 West Lake Mary Boulevard, Suite 306, Lake Mary, Florida 32746-3461, as its agent to accept service of process within the State.

ACKNOWLEDGMENT

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 agree to comply with the provisions of all statutes relating to the proper and complete performance of my duties as Registered Agent.

C. WILLIAM HARKINS

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