

**CAPITAL CONNECTION, INC.**

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

*N00000000691*

*Plantation Technology Park  
Property Owner's Association,  
Inc.*

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- Art of Inc. File *Cert*
- 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

**FILED**  
 00 FEB -2 PM 2:33  
 SECRETARY OF STATE  
 TALLAHASSEE, FLORIDA  
**RECEIVED**  
 00 FEB -2 AM 10:57  
 DEPARTMENT OF STATE  
 DIVISION OF CORPORATIONS  
 TALLAHASSEE, FLORIDA

Signature \_\_\_\_\_

Requested by: *LM*    *2-2*    *10:20*  
 Name                      Date                      Time

Walk-In \_\_\_\_\_ Will Pick Up \_\_\_\_\_

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SECRETARY OF STATE  
TALLAHASSEE FLORIDA

**ARTICLES OF INCORPORATION**  
**OF**  
**PLANTATION TECHNOLOGY PARK PROPERTY OWNERS' ASSOCIATION, INC.**

THE UNDERSIGNED Incorporators, for the purpose of forming a not-for-profit corporation pursuant to the laws of the State of Florida, Florida Statutes, Chapter 617, hereby adopt the following Articles of Incorporation:

**PREAMBLE**

The undersigned, own certain property in Plantation, Broward County, Florida within the area generally defined as starting at a point at the East Extension of Northwest 11<sup>th</sup> Place and the Plantation City limits and moving West to Sunrise Boulevard and then moving North and West along Sunrise Boulevard to the intersection of Northwest 70<sup>th</sup> Avenue and then North to the City limits and then East to the City limits and then South to the point of beginning (the "SUBJECT PROPERTY"), and intend to execute these Articles of Incorporation which will encompass the SUBJECT PROPERTY.

**ARTICLE I - NAME AND ADDRESS**

The name of the corporation is: PLANTATION TECHNOLOGY PARK PROPERTY OWNERS' ASSOCIATION, INC., hereinafter referred to as the "ASSOCIATION." The initial office of the ASSOCIATION and the initial mailing address of the ASSOCIATION is 1177 Southeast Third Avenue, Fort Lauderdale, Florida 33316-1197.

**ARTICLE II - PURPOSE OF CORPORATION**

The purposes for which the ASSOCIATION is organized are as follows:

2.1 To operate as a corporation not-for-profit pursuant to Chapter 617 of the Florida Statutes.

2.2 To cooperate and work with the City of Plantation and other governmental entities in improving the appearance, infrastructure and viability of the City of Plantation.

2.3 To promote the health, safety, welfare, comfort and viability of the City of Plantation as well as the general public.

### **ARTICLE III - POWERS AND DUTIES**

3.1 All of the common law and statutory powers of a corporation not-for-profit under the laws of the State of Florida.

3.2 To own, purchase, sell, mortgage, encumber, lease, administer, manage, operate, maintain, improve, repair and/or replace real and personal property.

3.3 To collect and expend dues and other monies to defray the costs and expenses incurred or to be incurred by the ASSOCIATION in carrying out its powers and duties.

3.4 To make and establish reasonable fees for dues and payments to be made by the members of the ASSOCIATION.

3.5 To borrow money for the purpose of carrying out the powers and duties of the ASSOCIATION.

3.6 To employ personnel and engage independent contractors necessary to perform the obligations, services and duties required of or to be performed by the ASSOCIATION.

### **ARTICLE IV - MEMBERS**

4.1 The eligible members of the ASSOCIATION shall consist of all of the record OWNERS of real property located within the boundaries of the SUBJECT PROPERTY. Upon the transfer of ownership of fee title to, or fee interest in, a PARCEL, whether by conveyance, devise, judicial decree, foreclosure, or otherwise, and upon the recordation amongst the public records of Broward County of the deed or other instrument establishing the acquisition and designating the PARCEL affected thereby, the new OWNER designated in such deed or other instrument shall thereupon become eligible for membership in the ASSOCIATION, and the membership of the prior OWNER as to the PARCEL designated shall be terminated, provided, however, that the ASSOCIATION shall not have the responsibility or obligation of recognizing any such change in membership until it has been delivered a true copy of the applicable deed or other instrument, or is otherwise informed of the transfer of ownership of the PARCEL. Membership shall be granted to any owner within the SUBJECT PROPERTY who is current in the payment of dues as established by the ASSOCIATION. There shall be only one designated member for each PARCEL to be determined by the OWNERS of such PARCEL. The ASSOCIATION shall determine the method of computing dues as to various PARCELS and method of voting by the members so long as the same is done on a reasonable and equitable basis. Membership shall be voluntary. No liability for any of the acts or debts of the

ASSOCIATION shall accrue to any of the members, officers, directors or incorporators of the ASSOCIATION.

4.2 The BYLAWS shall provide for an annual meeting of the members of the ASSOCIATION and shall make provision for special meetings.

#### **ARTICLE V - TERM OF EXISTENCE**

This ASSOCIATION shall have perpetual existence.

#### **ARTICLE VI - INCORPORATORS**

The names and addresses of the Incorporators are:

Bill Murphy	4300 N. University Drive, Suite D-103, Lauderhill, FL 33351
George V. Crompton	6531 NW 13 <sup>th</sup> Court, Plantation, FL 33313
Marc A. Osheroff	16400 NW 2 <sup>nd</sup> Avenue, Suite 203, North Miami, FL 33169
Leslie E. Bitting, Jr.	1420 NW 65 <sup>th</sup> Avenue, Plantation, FL 33313

#### **ARTICLE VII - INITIAL BOARD OF DIRECTORS**

7.1 The business and affairs of the ASSOCIATION, shall be managed by a BOARD which shall consist of not less than three (3) directors, and which shall always be an odd number. The BYLAWS may provide for a method of determining the number of Directors from time to time. In the absence of a determination as to the number of Directors, the initial BOARD shall consist of five (5) Directors. Directors are not required to be members of the ASSOCIATION.

7.2 All of the duties and powers of the ASSOCIATION existing under these ARTICLES and the BYLAWS shall be exercised exclusively by the BOARD, its agents, contractors or employees, subject to approval by the members only when specifically required.

7.3 The Incorporators shall have the right to appoint all of the initial directors, and to enact a set of BYLAWS.

7.4 Directors may be removed and vacancies on the BOARD shall be filled in the manner provided by the BYLAWS .

7.5 The names and addresses of the initial directors, who shall hold office until their successors are appointed or elected, are as follows:

Bill Murphy	4300 N. University Drive, Suite D-103, Lauderhill, FL 33351
George V. Crompton	6531 NW 13 <sup>th</sup> Court, Plantation, FL 33313
Marc A. Osheroff	16400 NW 2 <sup>nd</sup> Avenue, Suite 203, North Miami, FL 33169
Leslie E. Bitting, Jr.	1420 NW 65 <sup>th</sup> Avenue, Plantation, FL 33313
Emerson Allsworth	1177 SE 3 <sup>rd</sup> Avenue, Fort Lauderdale, FL 33316-1197

#### **ARTICLE VIII - OFFICERS**

The officers of the ASSOCIATION shall be a president, vice president, secretary, treasurer and such other officers as the BOARD may from time to time by resolution create. The officers shall serve at the pleasure of the BOARD, and the BYLAWS may provide for the removal from office of officers, for filling vacancies, and for the duties of the officers. The names of the officers who shall serve until their successors are designated by the BOARD are as follows:

<b>Bill Murphy</b>	<b>President</b>	<b>4300 N. University Drive, Suite D-103, Lauderhill, FL 33351</b>
<b>George V. Crompton</b>	<b>Vice President</b>	<b>6531 NW 13<sup>th</sup> Court, Plantation, FL 33313</b>
<b>Marc A. Osheroff</b>	<b>Secretary</b>	<b>16400 NW 2<sup>nd</sup> Avenue, Suite 203, North Miami, FL 33169</b>
<b>Leslie E. Bitting, Jr.</b>	<b>Treasurer</b>	<b>1420 NW 65<sup>th</sup> Avenue, Plantation, FL 33313</b>

#### **ARTICLE IX - BYLAWS**

The first BYLAWS shall be adopted by the Incorporators and may be altered amended or rescinded by the BOARD, in the manner provided by the BYLAWS.

## **ARTICLE X - AMENDMENTS**

Amendments to these ARTICLES shall be proposed and adopted in the following manner:

10.1 A majority of the BOARD shall adopt a resolution setting forth the proposed amendment and directing that it be submitted to a vote at a meeting of the members, which may be the annual or a special meeting.

10.2 Written notice setting for the proposed amendment or a summary of the changes to be effected thereby shall be given to each member entitled to vote thereon within the time and in the manner provided in the BYLAWS for the giving of notice of a meeting of the members. If the meeting is an annual meeting, the proposed amendment or such summary may be included in the notice of such annual meeting.

10.3 At such meeting, a vote of the members entitled to vote thereon shall be taken on the proposed amendment. The proposed amendment shall be adopted upon receiving the affirmative vote of a majority of the votes of the entire membership of the ASSOCIATION present at such meeting.

10.4 Any number of amendments may be submitted to the members and voted upon by them at any one meeting.

10.5 If all of the Directors or a majority of the members eligible to vote sign a written statement manifesting their intention that an amendment to these ARTICLES be adopted, then the amendment shall thereby be adopted as though the above requirements had been satisfied.

## **ARTICLE XI - DISSOLUTION**

In the event of dissolution or final liquidation of the ASSOCIATION, the assets, both real and personal, of the ASSOCIATION, shall be dedicated to the City of Plantation with a request that same be expended for the benefit of the SUBJECT PROPERTY.

## **ARTICLE XII - INITIAL REGISTERED OFFICE AND AGENT**

The street address of the initial registered office of the ASSOCIATION is 1177 Southeast Third Avenue, Fort Lauderdale, Florida 33316-1197. The name of the initial Registered Agent at that address is Emerson Allsworth.

IN WITNESS WHEREOF the undersigned Incorporators and registered agent of this ASSOCIATION, have executed these Articles of Incorporation at Fort Lauderdale, Broward

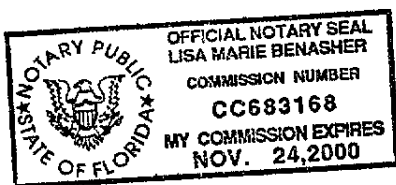
County, Florida, on this 8th day of DECEMBER, 1999. By executing these ARTICLES, the undersigned registered agent accepts the appointment as registered agent and stat that the undersigned is familiar with, and accepts, the obligations of that position.

*Emerson Allsworth*  
By: Emerson Allsworth, Registered Agent

STATE OF FLORIDA )  
 ) SS:  
COUNTY OF BROWARD )

BEFORE ME, the undersigned authority, personally appeared EMERSON ALLSWORTH, known to me to be the person who executed the foregoing Articles of Incorporation, or who produced n/a as identification, and he stated to and before me that he executed those Articles of Incorporation; did take an oath.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, in the State and County aforesaid, on this 8th day of December, 1999.



*Lisa M. Benasher*  
NOTARY PUBLIC, STATE OF FLORIDA  
MY COMMISSION EXPIRES:

**FILED**  
00 FEB -2 PM 2:33  
SECRETARY OF STATE  
TALLAHASSEE FLORIDA









