

N000000004284



ACCOUNT NO. : 072100000032

REFERENCE : 736533 7214553

AUTHORIZATION :

Patricia Pizzol

COST LIMIT : \$ 70.00

FILED
SECRETARY OF STATE
DIVISION OF CORPORATIONS
00 JUN 20 PM 4:10

ORDER DATE : June 19, 2000

ORDER TIME : 1:58 PM

ORDER NO. : 736533-005

CUSTOMER NO: 7214553

000003297910--6

CUSTOMER: Andrew Menyhart, Esq
ANDREW W. MENYHART, P.A.
ANDREW W. MENYHART, P.A.
160 Mcleod Street

Merritt Island, FL 32953

DOMESTIC FILING

NAME: MCH PROPERTY ASSOCIATION, INC.

EFFECTIVE DATE:

XX ARTICLES OF INCORPORATION
 CERTIFICATE OF LIMITED PARTNERSHIP

PLEASE RETURN THE FOLLOWING AS PROOF OF FILING:

 CERTIFIED COPY
XX PLAIN STAMPED COPY
 CERTIFICATE OF GOOD STANDING

CONTACT PERSON: Janine Lazzarini -- EXT. 1130

EXAMINER'S INITIALS:

2295
1000-15719
167-524
2589

RECEIVED
00 JUN 20 PM 3:13
DEPARTMENT OF STATE
DIVISION OF CORPORATIONS
TALLAHASSEE, FL 32304
[Signature]



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FLORIDA DEPARTMENT OF STATE

Katherine Harris
Secretary of State

June 26, 2000

CSC NETWORKS
1201 HAYS STREET
TALLAHASSEE, FL 32301

SUBJECT: MCH PROPERTY ASSOCIATION, INC.
Ref. Number: W00000015719

We have received your document for MCH PROPERTY ASSOCIATION, INC. and the authorization to debit your account in the amount of \$70.00. However, the document has not been filed and is being returned for the following:

You must list the corporation's principal office and/or a mailing address in the document.

Please return the original and one copy of your document, along with a copy of this letter, within 60 days or your filing will be considered abandoned.

If you have any questions concerning the filing of your document, please call (850) 487-6973.

Claretha Golden
Document Specialist

Letter Number: 800A00035975

RESUBMIT

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DIVISION OF CORPORATIONS
TALLAHASSEE, FLORIDA

00 JUN 27 PM 3:58

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FLORIDA DEPARTMENT OF STATE
Katherine Harris
Secretary of State

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DIVISION OF CORPORATIONS

00 JUN 20 PM 4: 10

June 23, 2000

CSC NETWORKS
1201 HAYS STREET
TALLAHASSEE, FL 32301

SUBJECT: MCH PROPERTY ASSOCIATION, INC.
Ref. Number: W00000015719

We have received your document for MCH PROPERTY ASSOCIATION, INC. and the authorization to debit your account in the amount of \$70.00. However, the document has not been filed and is being returned for the following:

You failed to make the correction(s) requested in our previous letter.

A NON-PROFIT CORPORATION REQUIRES THAT THEIR BE NEVER LESS THAN THREE (3) DIRECTORS.

Please return the original and one copy of your document, along with a copy of this letter, within 60 days or your filing will be considered abandoned.

If you have any questions concerning the filing of your document, please call (850) 487-6973.

Claretha Golden
Document Specialist

Letter Number: 700A00035763

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TALLAHASSEE, FLORIDA

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FLORIDA DEPARTMENT OF STATE
Katherine Harris
Secretary of State

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DIVISION OF CORPORATIONS

00 JUN 20 PM 4:10

June 20, 2000

CSC NETWORKS
1201 HAYS STREET
TALLAHASSEE, FL 32301

SUBJECT: MCH PROPERTY ASSOCIATION, INC.
Ref. Number: W00000015719

RESUBMIT
Please give original
submission date as file date

We have received your document for MCH PROPERTY ASSOCIATION, INC. and the authorization to debit your account in the amount of \$70.00. However, the document has not been filed and is being returned for the following:

Section 617.0803, Florida Statutes, requires that the board of directors never have fewer than three directors.

Please return the original and one copy of your document, along with a copy of this letter, within 60 days or your filing will be considered abandoned.

If you have any questions concerning the filing of your document, please call (850) 487-6973.

Claretha Golden
Document Specialist

Letter Number: 600A00035091

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DIVISION OF CORPORATIONS

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ARTICLES OF INCORPORATION
OF
MCH PROPERTY ASSOCIATION, INC.

The undersigned incorporator hereby forms a corporation under Chapter 617 of the laws of the State of Florida do hereby adopt the following Articles of Incorporation for such non profit corporation.

ARTICLE I. NAME

The name of the corporation shall be:

MCH PROPERTY ASSOCIATION, INC.

hereinafter sometimes referred to as the "Association". The address of the principal office of this corporation shall be 370 Cox Road, Cocoa, FL 32926 and the mailing address of the corporation shall be the same.

ARTICLE II. NATURE AND PURPOSE OF BUSINESS

The general nature, objects and purposes of the Association are as follows:

(a) To enforce the declaration of restrictions, easements and covenants of the MCH PROPERTY ASSOCIATION, INC., consisting of property in Brevard County (sometimes referred to as MCH business park/subdivision), Florida, and to be the association referred to in said declaration and to assess property owners in accordance with said declaration.

(b) To exercise all rights and powers conferred by the laws of the State of Florida upon non profit corporations.

(c) To do such other things as are incidental to the purposes of the corporation as are necessary or desirable in order to accomplish them.

(d) To operate without profit for the sole and exclusive benefit of its members.

(e) To operate, maintain and manage the surface water or storm water management system in a manner consistent with the St. Johns River Water Management District's applicable rules and shall assist in the enforcement of the Declaration of Covenants and Restrictions which relate to surface water and storm water management system.

ARTICLE III. MEMBERS

The corporation shall having voting members who shall consist of property owners in the MCH business park/subdivision consisting of the real property as set forth in the Declaration of Restrictions, Easements and Covenants of the MCH business park/subdivision recorded in the public records of Brevard County, Florida which are construed upon portions of the real property legally described as follows:

See Attached Exhibit "A"

Should additional land be added to the scheme of the declaration of covenants and restrictions for MCH business park/subdivision, each property owner in such phase shall automatically become a member of the association.

ARTICLE IV. INITIAL BOARD OF DIRECTORS

The management of the corporation shall be vested in a Board of Directors. The number of Directors constituting the initial Board of Directors is ~~three~~, The number of

Directors may increased or decreased from time to time in accordance with the By-Laws, but shall be never less than ^{three} The voting members shall elect the directors at the annual meeting on voting members. The name and address of the initial members of the Board of Directors are:

Dale Coxwell Director	370 Cox Road Cocoa, FL 32926
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Arnold Mallard Director	2955 Lake Drive Cocoa, FL 32926
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Phillip Coxwell Director	370 Cox Road Cocoa, FL 32926
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ARTICLE V. REGISTERED AGENT

The street address of the initial registered office of the corporation shall be 160 McLeod Street, Merritt Island, Florida 32953, and the name of the initial registered agent of the corporation at that address is Andrew W. Menyhart.

ARTICLE VI. TERM OF EXISTENCE

The corporation is to exist perpetually.

ARTICLE VII. OFFICERS

The name and address of the initial officers of the corporation who shall hold office for the first year of the corporation, or until their successor is elected or appointed are:

Dale Coxwell President	370 Cox Road Cocoa, FL 32926
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Arnold Mallard CEO	2955 Lake Drive Cocoa, FL 32926
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ARTICLE VIII. BY LAWS

The By-Laws of the corporation are to be made and adopted by the Board of Directors and may be altered, amended or rescinded by the Board of Directors.

ARTICLE IX. AMENDMENT

The corporation reserves the right to amend and repeal any provisions contained in these Articles of Incorporation or any amendment to them, and all rights and privileges conferred upon the members, directors and officers are subject to this reservation.

ARTICLE X. INDEMNIFICATION

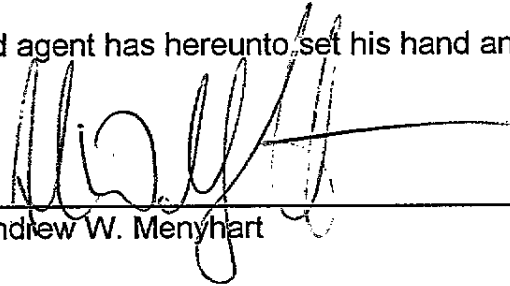
The corporation shall indemnify each officer and director including former officers and directors to the full extent permitted by law.

ARTICLE XI. INCORPORATOR

The name and street address of the incorporator to these Articles of Incorporation:

Andrew W. Menyhart, Esquire
160 McLeod Street
Merritt Island, FL 32953

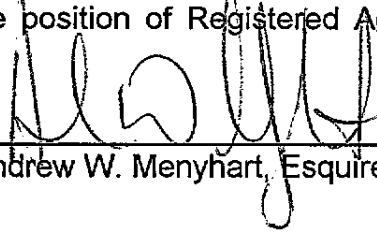
IN WITNESS WHEREOF, the undersigned agent has hereunto set his hand and seal on June 16, 2000.



Andrew W. Menyhart

ACCEPTANCE OF REGISTERED AGENT DESIGNATED
IN ARTICLES OF INCORPORATION

Andrew W. Menyhart authorized to transact business in this State, having a business office identical with the registered office of the corporation named above, and having been designated as the Registered Agent in the above and foregoing Articles, is familiar with and accepts the obligations of the position of Registered Agent under Section 607.0505, Florida Statutes.



Andrew W. Menyhart, Esquire

FILED
SECRETARY OF STATE
DIVISION OF CORPORATIONS
00 JUN 20 PM 4:10

A PARCEL OF LAND LYING IN THE NORTHEAST 1/4 OF SECTION 12, TOWNSHIP 24 SOUTH, RANGE 35 EAST, BREVARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A 4 INCH BY 4 INCH CONCRETE MONUMENT (NO IDENTIFICATION), WHICH MARKS THE EAST 1/4 CORNER OF SAID SECTION 12, AND RUN S.89°56'51"W., ALONG THE SOUTH LINE OF SAID NORTHEAST 1/4, A DISTANCE OF 914.37 FEET TO THE "POINT OF BEGINNING"; THENCE CONTINUE S.89°56'51"W., ALONG SAID SOUTH LINE, A DISTANCE OF 400.73 FEET TO A POINT ON THE WEST LINE OF THE SOUTHEAST 1/4 OF SAID NORTHEAST 1/4; THENCE N.00°03'53"W., ALONG SAID WEST LINE, A DISTANCE OF 660.32 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH 1/2 OF SAID SOUTHEAST 1/4 OF THE NORTHEAST 1/4; THENCE N.89°56'38"E., ALONG SAID NORTH LINE, A DISTANCE OF 784.53 FEET; THENCE S.00°02'23"W., PARALLEL WITH THE EAST LINE OF SAID NORTHEAST 1/4, A DISTANCE OF 387.36 FEET TO A POINT ON SAID NORTH RIGHT OF WAY LINE; THENCE S.89°56'51"W., ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 408.58 FEET TO THE POINT OF CURVATURE OF A 40.00 FOOT RADIUS CUL-DE-SAC TRANSITION CURVE TO THE RIGHT; THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE AND ALONG SAID RIGHT OF WAY TRANSITION, THRU A CENTRAL ANGLE OF 52°31'52", A DISTANCE OF 36.67 FEET TO A POINT OF REVERSE CURVATURE OF AN 80.00 FOOT RADIUS CUL-DE-SAC CURVE TO THE LEFT; THENCE ALONG THE ARC OF SAID CUL-DE-SAC CURVE AND ALONG SAID RIGHT OF WAY LINE, THRU A CENTRAL ANGLE OF 285°03'43", A DISTANCE OF 398.02 FEET TO A POINT OF REVERSE CURVATURE OF A 40.00 FOOT RADIUS CUL-DE-SAC TRANSITION CURVE TO THE RIGHT; THENCE NORTHEASTERLY, ALONG SAID TRANSITION CURVE AND ALONG SAID RIGHT OF WAY LINE, THRU A CENTRAL ANGLE OF 52°31'52", A DISTANCE OF 36.67 FEET TO A POINT OF TANGENCY; THENCE N.89°56'51"E., ALONG THE SOUTH RIGHT OF WAY LINE OF SAID CIDCO ROAD; A DISTANCE OF 25.87 FEET; THENCE S.00°02'23"W., PARALLEL WITH THE AFORESAID EAST LINE OF THE NORTHEAST 1/4, A DISTANCE OF 207.00 FEET TO THE "POINT OF BEGINNING"; CONTAINING 8.955 ACRES.

SUBJECT TO A 30 FOOT WIDE DRAINAGE EASEMENT RECORDED IN O.R. 3039, PAGES 2590 THRU 2591; A 30 FOOT WIDE DRAINAGE EASEMENT RECORDED IN O.R. 3039, PAGES 2594 THRU 2595; A 150 FOOT BY 300 FOOT DRAINAGE EASEMENT RECORDED IN O.R. 3039, PAGES 2588 THRU 2589 AND O.R. 3039, PAGE 2591; A 66 FOOT WID DRAINAGE EASEMENT RECORDED IN O.R. 3039, PAGES 2592 THRU 2593; AND SUBJECT TO ALL OTHER EASEMENTS, RESTRICTIONS, LIMITATIONS AND / OR RIGHTS OF WAY OF RECORD.

THE WEST ONE-HALF OF THE NORTH ONE-HALF OF THE SOUTHEAST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF SECTION 12, TOWNSHIP 24 SOUTH, RANGE 35 EAST, BREVARD COUNTY, FLORIDA.

LESS AND EXCEPT LAND DESCRIBED IN OFFICIAL RECORDS BOOK 4017, PAGE 1505.

THE EAST ONE-HALF OF THE NORTH ONE-HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST ONE-QUARTER OF SECTION 12, TOWNSHIP 24 SOUTH, RANGE 35 EAST, BREVARD COUNTY, FLORIDA.

A parcel of land being a portion of the South 1/2 of the Southeast 1/4 of the Northeast 1/4 of Section 12, Township 24 South, Range 35 East, Brevard County, Florida, more particularly described as follows:

Commence at a concrete monument marking the East 1/4 corner of said Section 12, and run N.00°02'23"E., along the East line of said Northeast 1/4, a distance of 134.09 feet to a point on the proposed North right of way line of Cidco Road Extension (a 66 foot wide right of way), the POINT OF BEGINNING; thence continue N.00°02'23"E., along said East line of the Northeast 1/4, a distance of 526.32 feet to an iron rod on the North line of said South 1/2 of the Southeast 1/4 of the Northeast 1/4; thence S.89°56'38"W., along said North line, a distance of 531.77 feet to an iron rod; thence S.00°02'23"W., parallel to the aforesaid East line of the Northeast 1/4, a distance of 387.37 feet to an iron rod on the aforesaid proposed North right of way line of Cidco Road Extension; thence N.89°56'51"E., along said proposed North right of way line, a distance of 272.40 feet to an iron rod monumenting the point of curvature of a 280.00 foot radius curve to the right; thence Southeasterly, along the arc of said curve and along said North right of way line, thru a central angle of 43°02'58" a distance of 210.38 feet to an iron rod monumenting the point of tangency; thence S.47°00'11"E., along said North right of way line, a distance of 93.07 feet to the POINT OF BEGINNING; containing 5.000 acres.

Subject to all easements and rights of way of record.

A parcel of land in Section 12, Township 24 South, Range 35 East, Brevard County, Florida, being more particularly described as follows:

BEGIN at the East 1/4 corner of said Section 12, and run S.89°56'51"W., along the South line of the Northeast 1/4 of said section, a distance of 914.37 feet; thence N.00°02'23"E., a distance of 207.00 feet to a point on the South right of way line of Cidco Road (a 66 foot wide right of way); thence N.89°56'51"E., along said right of way line, a distance of 655.11 feet to the point of curvature of a 214.00 foot radius curve to the right; thence Southeasterly, along the arc of said curve and along said right of way line, thru a central angle of 43°02'58" a distance of 160.79 feet to a point of tangency; thence S.47°00'11"E., along said right of way line, a distance of 100.59 feet to the point of curvature of a 280.00 foot radius curve to the left; thence Southeasterly, along the arc of said curve and along said right of way line, thru a central angle of 10°14'22" a distance of 50.04 feet to a point on the East line of said Section 12; thence S.00°02'23"W., along said East line, a distance of 50.00 feet to the Point of Beginning; containing 4.000 acres.

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DIVISION OF CORPORATIONS
00 JUN 20 PM 4:10