

TRANSMITTAL LETTER

Department of State
Division of Corporations
P. O. Box 6327
Tallahassee, FL 32314

SUBJECT: TRI-COUNTY COMMERCE PARK OWNERS ASSOCIATION
(Proposed corporate name - must include suffix)

500003346845--0
-08/07/00--01003--021
*****78.75 *****78.75

Enclosed is an original and one(1) copy of the articles of incorporation and a check for :

☐ \$70.00
Filing Fee

☒ \$78.75
Filing Fee
& Certificate

☐ \$122.50
Filing Fee
& Certified Copy

☐ \$131.25
Filing Fee,
Certified Copy
& Certificate

ADDITIONAL COPY REQUIRED

FROM: CRAMER, HABER & McDONALD, P.A.
Name (Printed or typed)

1311 N. CHURCH AVE.
Address

TAMPA, FL 33607
City, State & Zip

813-876-8320
Daytime Telephone number

FILED
SECRETARY OF STATE
DIVISION OF CORPORATIONS
00 AUG-4 PM 3:18

NOTE: Please provide the original and one copy of the articles.

8/9/00

00 AUG -4 PM 3: 18

ARTICLES OF INCORPORATION

of

TRI-COUNTY COMMERCE PARK OWNERS ASSOCIATION, INC.

The undersigned acting as incorporator for the purpose of becoming a corporation not for profit under the laws of the State of Florida, by and under the provisions of Chapter 617, Florida Statutes, adopt the following Articles of Incorporation:

ARTICLE I.

NAME

The name of this corporation shall be TRI-COUNTY COMMERCE PARK OWNERS ASSOCIATION, INC.

ARTICLE II

PRINCIPAL PLACE OF BUSINESS AND MAILING ADDRESS

The initial principal office and the mailing address of the corporation shall be 13966 West Hillsborough Avenue, Tampa, Florida 33635.

ARTICLE III

PURPOSE(S)

The purpose of the corporation shall be to operate and manage the affairs and property of the commerce park known as Tri-County Commerce Park located in the County of Hillsborough, Florida; to perform all acts provided in the Declaration of Covenants, Conditions and Restrictions of said commerce park for the owner's association; and to take all action necessary to promote the health, safety and welfare of the property owners within Tri-County Commerce Park.

ARTICLE IV

MANNER OF ELECTION OF DIRECTORS

Directors shall be elected or appointed in the manner provided in the Bylaws of the corporation.

ARTICLE V

CORPORATE POWERS

The corporation may exercise all powers as provided in Section 617.0302, Florida Statutes.

ARTICLE VI

REGISTERED AGENT

The registered office of the corporation shall be at 13966 West Hillsborough Avenue, Tampa, Florida 33635, and the registered agent is Mehdi Farhadi.

ARTICLE VII

INCORPORATOR

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

Mehdi Farhadi
13966 West Hillsborough Avenue
Tampa, FL 33635

ARTICLE VIII

BOARD OF DIRECTORS

The business of the corporation shall be conducted by a Board of Directors, which shall consist of at least three (3) directors. The number of directors may be increased or decreased from time to time in the manner provided in the Bylaws, but shall never be less than three. The members of the Board of Directors shall be appointed or elected and hold office as provided in

the Bylaws.

The names and addresses of the persons who are to serve initially as directors are:

Mehdi Farhadi
13966 West Hillsborough Avenue
Tampa, FL 33635

Thomas A. Maliszewski
59 Peninsular Drive
Leonard, MI 48367

Ronald Novak
3339 Stonewyck Ct.
Shelby Township, MI 48316

Kathleen M. Maliszewski
1448 S. Main Street
Royal Oak, MI 48067

ARTICLE IX

OFFICERS

The officers of the corporation shall be as provided in the Bylaws and shall be elected or appointed as provided in the Bylaws.

ARTICLE X

BYLAWS

The bylaws of the corporation shall be adopted by the Board of Directors at their first meeting and may be altered, amended or rescinded in the manner provided in the Bylaws.

ARTICLE XI

COMPLIANCE WITH RULES AND REGULATIONS

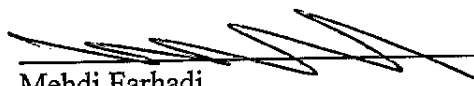
Any surface water management system under the operation or control of the corporation shall be constructed, operated, and maintained, and any alteration, removal, or abandonment of it shall be conducted, so that it complies with all applicable statutes, rules, and regulations and so

- a. that the system shall not cause adverse water quantity impacts to receiving waters and adjacent lands;
- b. that the system will not cause adverse flooding to on-site or off-site property;
- c. that the system shall not cause adverse impacts to existing surface water storage and conveyance capabilities;
- d. that the system will not adversely impact the value of functions provided to fish and wildlife, and listed species including aquatic and wetland dependent species, by wetlands, other surface waters and other water related resources of the Southwest Florida Water Management District;
- e. that the system will not adversely affect the quality of receiving waters such that the water quality standards set forth in chapters 62-3, 62-4, 62-302, 62-520, 62-522 and 62-550, Florida Administrative Code, including any antidegradation provisions of sections 62-4.242(1)(a) and (b), 62-4.242(2) and (3), and 62-302.300, Florida Administrative Code, and any special standards for Outstanding Waters and Outstanding National Resource Waters set forth in sections 62-4.242(2) and (3), Florida Administrative Code, will be violated;
- f. that the system will not cause adverse secondary impacts to the water resources;
- g. that the system shall not adversely impact the maintenance of surface or ground water levels or surface water flows established pursuant to Section 373.042, Florida Statutes;

h. that the system shall not cause adverse impacts to a work of the Southwest Florida Water Management District established pursuant to Section 373.086, Florida Statutes;

i. that the system is capable, based on generally accepted engineering and scientific principles, of being effectively performed and of functioning as proposed.

IN WITNESS WHEREOF the undersigned subscribing incorporator to these Articles of Incorporation has hereunto set his hand and this 31 day of July, 2000.

 (SEAL)
Mehdi Farhadi

CERTIFICATE OF DESIGNATION REGISTERED AGENT/REGISTERED OFFICE

Pursuant to the provisions of Section 607.0501 or 617.0501, Florida Statutes, the undersigned corporation, organized under the laws of the State of Florida, submits the following statement in designating the registered office/registered agent in the State of Florida.

The name of the corporation is: TRI-COUNTY COMMERCE PARK OWNERS ASSOCIATION, INC.

The name and address of the registered agent and office is:

Mehdi Farhadi
13966 West Hillsborough Avenue
Tampa, FL 33635

Having been named as registered agent and to accept service of process for the above stated corporation at the place designated in this certificate, 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 my duties and I am familiar with and accept the obligations of my position as registered agent.

Date: 7/31/2000


Mehdi Farhadi

FILED
SECRETARY OF STATE
DIVISION OF CORPORATIONS
00 AUG -4, PM 3:18