

ARTICLES OF INCORPORATION
OF
DUNNELLOH BUSINESS CENTER OWNERS' ASSOCIATION, INC.

FILED STATE
SECRETARY OF
DUNNELLOH CORPORATIONS
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ARTICLE ONE
NAME

The name of the corporation is Dunnellon Business Center Owners' Association, Inc.

ARTICLE TWO
MAILING ADDRESS

The mailing address of the corporation shall be Post Office Box 1389, Ocala, Florida 34478.

ARTICLE THREE
DURATION

The corporation shall have perpetual duration.

ARTICLE FOUR
PURPOSES AND POWERS

A. The corporation does not contemplate pecuniary gain or profit, direct or indirect, to its members. In way of explanation and not of limitation, the purposes for which it is formed are:

1. To be and constitute the Association to which reference is made in the Declaration of Covenants and Restrictions for the Dunnellon Business Center (hereinafter "Declaration"), as recorded in Official Records Book 2845, Pages 252 through 272 of the Public Records of Marion County, Florida. To perform all obligations and duties of the Association and to exercise all rights and powers of the Association, as specified in the Declaration, in the By-Laws and as provided by law.

2. To provide an entity for the furtherance of the interests of the Owners of Lots in the development.

B. In furtherance of its purposes, the corporation shall have the following powers, which, unless indicated otherwise by the Declaration or By-Laws, may be exercised by the Board of Directors:

1. All of the powers conferred upon corporations not for profit by common law and the statutes of the State of Florida in effect from time to time.

2. All of the powers necessary or desirable to perform the obligations and duties and to exercise the rights and powers set out in these Articles, the By-Laws or the Declaration, including without limitation, the following:

(a) To fix and to collect assessments or other charges to be levied against the units;

(b) To manage, control, operate, maintain, repair and improve the Common Areas, and facilities and property subsequently acquired by the corporation, or any property owned by another, for which the corporation by rule, regulation, Declaration or contract has a right or duty to provide such services;

(c) To enforce covenants, conditions or restrictions affecting any property to the extent the Association may be authorized to do so under the Declaration, Articles, or By-Laws;

(d) To engage in activities which will actively foster, promote and advance the common interests of all Owners of units in the development;

(e) To buy or otherwise acquire, sell or otherwise dispose of, mortgage or otherwise encumber, exchange, lease, hold, use, operate and otherwise deal in and with real, personal and mixed property of all kinds and any right or interest therein for any purpose of the corporation;

(f) To borrow money for any purpose, subject to limitations contained in the By-Laws;

(g) To enter into, make, perform or enforce contracts of every kind and description; and to do all other acts necessary, appropriate or advisable in carrying out any purpose of the Association with or in association with any corporation or other entity or agency, public or private.

(h) To act as agent, trustee or other representative of other corporations, firms or individuals; and as such to advance the business or ownership interests of such corporation, firms or individuals;

(i) To adopt, alter and amend or repeal such By-Laws as may be necessary or desirable for the proper management of the affairs of the Association; provided, however, that such By-Laws may not be inconsistent with or contrary to any provision of the Declaration;

(j) To provide any and all supplemental municipal services as may be necessary or proper.

C. The foregoing enumeration of powers shall not limit or restrict in any manner the exercise of other and further rights and powers which may now or hereafter be allowed or permitted by law; and the powers specified in each of the paragraphs of this Article Four are

independent powers, not to be restricted by reference to or inference from the terms of any other paragraph or provision of this Article Four.

ARTICLE FIVE
MEMBERSHIP

A. The corporation shall be a membership corporation without certificates or shares of stock.

B. The corporation shall have two classes of membership: Class A and Class B. Members shall be the Declarant and the Owners, as defined in the Declaration. Members shall be entitled to as follows:

Class A. Class A Members shall be all Owners, with the exception, until conversion from Class B membership, of the Declarant. Class A Members shall be entitled to one vote for each Lot owned. When more than one person holds an interest in any Lot, all such persons shall be Members. The vote for such Lot shall be exercised as they determine, but in no event shall more than one vote be cast with respect to any Lot.

Class B. The Class B Member shall be the Declarant who shall be entitled to three (3) votes for each Lot owned. The Class B Membership shall cease and be converted to Class A Membership six (6) months after the total votes outstanding in the Class A Membership equal or exceed the total votes outstanding in the Class B Membership. At such time the Class B Member shall be deemed a Class A Member entitled to one (1) vote for each Lot in which Declarant holds the interest required for membership under this Article.

ARTICLE SIX
BOARD OF DIRECTORS

A. The business and affairs of the corporation shall be conducted, managed and controlled by a Board of Directors. The Board shall consist of not less than three, nor more than nine, members; the specific number to be set from time to time and the method of election of Directors shall be provided in the By-Laws.

B. The initial Board of Directors, who shall serve until the first election of Directors, are as follows:

Henry J. G. Moxon
377 N.W. 14th Street
Ocala, Florida 34470

Marjorie L. Moxon
377 N.W. 14th Street
Ocala, Florida 34470

Donald G. Swearingen
377 N.W. 14th Street
Ocala, Florida 34470

The Board may delegate such operating authority to such companies, individuals or committees as it, in its discretion, may determine.

ARTICLE SEVEN
DISSOLUTION

The corporation may be dissolved only as provided in the Declaration, By-Laws and by the laws of the State of Florida.

ARTICLE EIGHT
AMENDMENTS

A. These Articles may be amended as provided by *Section 617, Florida Statutes*, provided no amendment shall be in conflict with the

Declaration and provided further no amendment shall be effective to impair or dilute any rights of members that are governed by such Declaration.

B. The By-Laws of corporation, may be adopted, altered or rescinded by the members of the Association at any regular or special meeting duly called for that purpose, by the affirmative vote of a majority of the votes cast by members, in person or by proxy. Notwithstanding the foregoing, those provisions of the By-Laws which are governed by the Declaration or by Florida law may not be amended, repealed or altered except as provided in the Declaration or by applicable law. No amendment to the By-Laws shall be effective to impair or dilute any rights of the holder of any mortgage encumbering any Lot, unless such holder shall consent in writing thereto.

ARTICLE NINE
OFFICERS AND OFFICES HELD


The names of the original officers and the offices held by each shall be as follows:

President	HENRY J. G. MOXON
Vice President	DONALD G. SWEARINGEN
Secretary	MARJORIE L. MOXON
Treasurer	MARJORIE L. MOXON

ARTICLE TEN
REGISTERED AGENT AND OFFICE

The initial registered office of the corporation is 9 N.E. First Avenue, Ocala, Florida; and the initial registered agent at 9 N.E. First Avenue, Ocala, Florida is G. Sheppard Dozier.

IN WITNESS WHEREOF, the undersigned subscriber, being a natural person competent to contract, has hereunto set his hand and seal and authorized to be filed in the office of the Secretary of State of the State of Florida the foregoing ARTICLES OF INCORPORATION OF DUNNELLON BUSINESS CENTER OWNERS' ASSOCIATION, INC., a corporation not-for-profit, this 18 day of October, 2000.



HENRY J. E. MOXON

STATE OF FLORIDA
COUNTY OF MARION

I HEREBY CERTIFY that on this day before me, a Notary Public duly authorized in the State and County named above to take acknowledgments, personally appeared HENRY J. G. MOXON, to me well known to be the person described as subscriber in and who executed the foregoing ARTICLES OF INCORPORATION, and acknowledged before me he subscribed to those ARTICLES OF INCORPORATION.

WITNESS my hand and official seal in the County and State above named this 18 day of September, 2000.



Elizabeth Ann Kerber
MY COMMISSION # CC826635 EXPIRES
May 4, 2003
BONDED THRU TROY FAIN INSURANCE, INC.

Elizabeth Ann Kerber
Notary Public

Name: _____

(Please Type or Print)

Serial Number: _____

Personally Known: ☒ _____

Identification Produced: _____

Type: _____

My Commission Expires:

ACCEPTANCE BY REGISTERED AGENT

Having been named to accept service of process for DUNNELLON BUSINESS CENTER OWNERS' ASSOCIATION, INC., at the place designated in the ARTICLES OF INCORPORATION, I hereby accept to act in this capacity and agree to comply with the provisions of said Act relative to keeping open said office.

DATED: September 18, 2000.



G. Sheppard Dozier

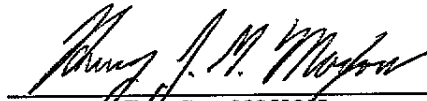
CERTIFICATE DESIGNATING PLACE OF BUSINESS OR DOMICILE
FOR THE SERVICE OF PROCESS WITHIN FLORIDA,
NAMING AGENT UPON WHOM PROCESS MAY BE SERVED

RECEIVED
CLERK OF STATE
CORPORATIONS
00 SEP 20 PM 3:18

IN COMPLIANCE WITH SECTION 48.091, FLORIDA STATUTES, THE
FOLLOWING IS SUBMITTED:

FIRST--THAT DUNNELLON BUSINESS CENTER OWNERS'
ASSOCIATION, INC., DESIRING TO ORGANIZE OR QUALIFY UNDER THE
LAWS OF THE STATE OF FLORIDA, WITH ITS PRINCIPAL PLACE OF
BUSINESS, 377 N.W. 14TH STREET, OCALA, FLORIDA 34470, HAS
NAMED G. SHEPPARD DOZIER, LOCATED AT 9 N.E. FIRST AVENUE,
OCALA, FLORIDA 34470, AS ITS AGENT TO ACCEPT SERVICE OF
PROCESS WITHIN FLORIDA.

SIGNATURE:



HENRY J. G. MOXON
TITLE: INCORPORATOR

DATE: September 18, 2000.

HAVING BEEN NAMED AS REGISTERED AGENT FOR THE ABOVE-
STATED CORPORATION, I HEREBY CERTIFY THAT I AM FAMILIAR WITH
THE DUTIES AND RESPONSIBILITIES OF THE REGISTERED AGENT, AND
I HEREBY AGREE TO ACT IN THIS CAPACITY AND TO COMPLY WITH
THE PROVISIONS OF ALL STATUTES RELATIVE TO THE PROPER AND
COMPLETE PERFORMANCE OF MY DUTIES.

SIGNATURE:



G. SHEPPARD DOZIER

DATE: September 18, 2000.