

CAPITAL CONNECTION, INC.

417 E. Virginia Street, Suite 1 • Tallahassee, Florida 32301
(850) 224-8870 • 1-800-342-8062 • Fax (850) 222-1222

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Jonesville Business Centre
Association, Inc.

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- ✓ Art of Inc. File _____
____ LTD Partnership File _____
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____ 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 _____

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01 JAN -9 PM 2:21
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

RECEIVED
01 JAN -8 AM 11:32
DIVISION OF CORPORATION
JAN 09 2001

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Signature _____

Requested by: _____

Name _____

Date _____

Time _____

Walk-In _____

Will Pick Up _____



FLORIDA DEPARTMENT OF STATE

Katherine Harris
Secretary of State

January 8, 2001

CAPITAL CONNECTION, INC.

SUBJECT: JONESVILLE BUSINESS CENTRE ASSOCIATION, INC.
Ref. Number: W01000000452

We have received your document for JONESVILLE BUSINESS CENTRE ASSOCIATION, INC. and your check(s) totaling \$78.75. However, the enclosed document has not been filed and is being returned for the following correction(s):

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

Section 617.0202(d), Florida Statutes, requires the manner in which directors are elected or appointed be contained in the articles of incorporation or a statement that the method of election of directors is as stated in the bylaws.

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) 487-6927.

Tracy Smith
Document Specialist

Letter Number: 501A00000906

Corrected

RECEIVED
JAN - 9 AM 11:38
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CORPORATIONS
TALLAHASSEE, FLORIDA

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01 JAN -9 PM 2:21

SECRETARY OF STATE
TALLAHASSEE, FLORIDA

**ARTICLES OF INCORPORATION
OF
JONESVILLE BUSINESS CENTRE ASSOCIATION, INC.**

In compliance with the requirements of Florida Statutes Chapter 617 the undersigned, all of whom are residents of Alachua County, Florida and all of whom are of full age, have this day voluntarily associated themselves together for the purpose of forming a corporation not-for-profit and do hereby certify:

ARTICLE I

The name of the corporation is Jonesville Business Centre Association, Inc., hereafter called the "Association".

ARTICLE II

The corporation shall exist perpetually.

ARTICLE III

The principal office of the Association is located at 13607 NW 50th Ave., Gainesville, FL 32606.

ARTICLE IV

Frank P. Saier, Esq., whose address is 3426-B NW 43rd St., Gainesville, Florida 32606 is hereby appointed as registered agent of this Association.

**ARTICLE V
PURPOSE AND POWERS OF THE ASSOCIATION**

This Association does not contemplate pecuniary gain or profit to the members thereof, and the specific purpose for which it is formed is to provide for maintenance, preservation and architectural control of the industrial/business office park, Common Area within that certain tract of property commonly known as **JONESVILLE BUSINESS CENTRE** and more particularly described on Exhibit "A" attached hereto and incorporated herein by reference and to promote the health, safety and welfare of the owners within the above described property and any additions thereto as may hereafter be brought within the jurisdiction of this Association for such purpose.

In furtherance of such purposes, the Association shall have the power to:

a. exercise all the powers and privileges and to perform all of the duties and obligations of the Association as set forth in that certain Declaration of Covenants, Conditions and Restrictions and hereinafter call the "Declaration," applicable to the property and recorded or to be recorded in the Office of the Clerk of the Court of Alachua 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 by any lawful means, all charges or assessments pursuant to the terms of the declaration; 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. borrow money, and with the assent of two-thirds (2/3) of all class of members, mortgage, pledge, deed in trust, or hypothecate any or all of its real or personal property as security for money borrowed or debts incurred;

e. dedicate, sell or transfer all or any part of the Common Area to any public agency, authority, or utility for such purposes and subject to such conditions as may be agreed to by the members. No such dedication or transfer shall be effective unless an instrument has been signed by two-thirds (2/3) of all class of members, agreed to such dedication, sale or transfer;

f. participate in mergers and consolidations with other non-profit corporations organized for the same purpose or annex additional property and Common Area, provided that such merger, consolidation or annexation shall have the assent of two-thirds (2/3) of all class of members;

g. have and to exercise any and all powers, rights, privileges which a corporation organized under the Non-Profit Corporation Law of the State of Florida by law may now or hereafter have or exercise.

The Association is organized and shall be operated exclusively for the purposes set forth above. The activities of the Association will be financed by assessments against members as provided in the Declaration, and no part of any net earnings of the Association will inure to the benefit of any member.

ARTICLE VI SUBSCRIBERS

The name and address of the subscriber is: Davis M. Rembert, Jr., 13606 NW 50th Ave., Gainesville, FL 32606.

ARTICLE VII BOARD OF DIRECTORS

The affairs of this Association shall be managed by a Board of two (2) Directors, who need not be members of the Association. The number of Directors may be changed by amendment of the By-Laws of the Association. The names and addresses of the persons who are to act in the capacity of Directors until the selection of their successors are:

Method of election of directors shall be as stated in the Bylaws.

Davis M. Rembert, Jr., 13607 NW 50th Ave., Gainesville, FL 32606

Judith C. Rembert, 13607 NW 50th Ave., Gainesville, FL 32606

Frank P. Saier, 3426-B NW 43rd Street, Gainesville, fl 32606

ARTICLE VIII OFFICERS

The affairs of this Association shall be managed by a President, Vice-President, Secretary, and Treasurer and they shall be elected at the first meeting of the Board of Directors following each annual meeting of the members or as otherwise provided in the By-Laws. Until the next election of officers under the Articles of Incorporation, the following shall serve as officers:

President/Treasurer:	Davis M. Rembert, Jr.
Vice President/Secretary:	Judith C. Rembert
Director	Frank P. Saier

ARTICLE IX MEMBERSHIP

Every person or entity who is a record owner of a fee or undivided fee interest on any Lot, which is subject by covenants of record to assessment by the Association, including contract sellers, shall be a member of the Association. The foregoing is not intended to include persons or entities who hold an interest merely as security for the performance of an obligation. Membership shall be appurtenant to and may not be separate from ownership of any Lot which is subject to assessment by the Association.

ARTICLE X VOTING RIGHTS

The Association shall have two classes of voting membership:

Class A. Class A members shall be all Owners, with the exception of the Declarant, and shall be entitled to one vote for each acre owned, however if an owner owns a Lot which is less than One (1) acre they shall be entitled to one (1) vote for each Lot which they own. Fractional portions of each acre shall be counted as one (1) vote (by way of example if an owner owns 2.3 acres the owner shall be entitled to three (3) votes). When more than one persons 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 a vote be cast which is greater than the vote computed on the basis of the acreage of

the Lot determined herein with respect to any Lot.

Class B. Class B member(s) shall be Declarant (as defined in the Declaration), and shall be entitled to three (3) votes for each acre it owns. Fractional portion of each acre shall be counted as three (3) votes. The Class B membership shall cease and be converted to Class A membership on the happening of the following event:

When the total votes outstanding in the Class A membership equal the total votes outstanding in the Class B membership.

ARTICLE XI AMENDMENTS

Amendments of these Articles shall be adopted upon receiving the affirmative vote of two-thirds (2/3) of all class of members entitled to vote thereon.

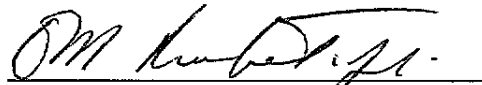
ARTICLE XII DISSOLUTION

The Association may be dissolved with the assent given in writing and signed by not less than two-thirds (2/3) of all class of members. 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 purposes similar to those for which this Association was created. In the event that such 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.

ARTICLE XIV DISSOLUTION OF ASSOCIATION SURFACEWATER MANAGEMENT SYSTEM

Prior to dissolution of this Association, all property, interest in property, whether real, personal or mixed, which is directly or indirectly related to the surfacewater management system, including but without limitation, all lakes, ditches, canals, retention or detention acres, drainage, other surfacewater management works and preservation or conservation areas, wetlands, and wetland mitigation areas which are owned or controlled by the Association or the owners in common, will be dedicated to and accepted for maintenance by the appropriate unit of government or otherwise transferred to and accept for maintenance by an approved entity. Dedication or approval must be authorized by the Suwannee Water Management District and local government jurisdiction through modification of any and all permits or authorization issued by the Suwannee Water Management District and local government jurisdiction. Such modification shall be made under the lawfully adopted rules of the Suwannee Water Management District and local government jurisdiction in effect at the time of application for such modification.

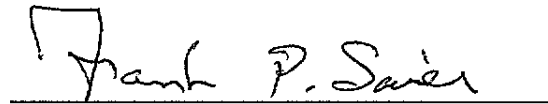
IN WITNESS WHEREOF, for the purpose of forming this corporation under the laws of the State of Florida, I, the undersigned, constituting the incorporator of the Association, have executed these Articles of Incorporation this 5 day of Jan., 2001.

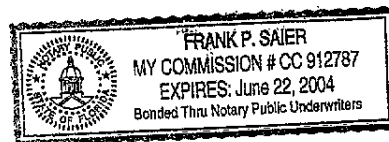

Davis M. Rembert, Jr., Subscriber

STATE OF FLORIDA
COUNTY OF ALACHUA

BEFORE ME, the undersigned authority personally appeared Davis M. Rembert, Jr., to me personally known or who provided _____ as identification and known to be the person described in and who executed the foregoing Articles of Incorporation, and who acknowledged to and before me that he signed the same freely and voluntarily for the uses and purposes therein expressed.

WITNESS my hand and seal at Gainesville, Alachua County, Florida, this 5 day of Jan., 2001.


Notary Public, State of Florida
My Commission expires:



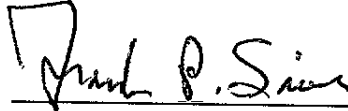
CERTIFICATE DESIGNATING PLACE OF BUSINESS
OR DOMICILE FOR THE SERVICE OF PROCESS WITHIN THIS STATE,
NAMING AGENT UPON WHOM PROCESS MAY BE SERVED

In pursuance of Chapter 48.019, Florida Statutes, the following is submitted, in compliance with said Act:

That Jonesville Business Centre Association, Inc., desiring to organize under the laws of the State of Florida with its principal office, as indicated in the Articles of Incorporation, in the City of Gainesville, County of Alachua, State of Florida, has named Frank P. Saier, Esq. located at 3426-B NW 43rd St., Gainesville, FL 32606 as its agent to accept service of process within this State.

ACKNOWLEDGMENT:

Having been named to accept service of process for the above stated corporation, at the place designated in this certificate, I hereby accept to act in this capacity, and agree to comply with the provision of said Act relative to keeping open said office.



Frank P. Saier, Registered Agent

FILED
01 JAN -9 PM 2:21
SECRETARY OF STATE
TALLAHASSEE, FLORIDA