

Raymond J. Lucas, Esq.  
6221 West Atlantic Blvd.  
Margate, FL 33063  
954-977-9728

ND10000001968

March 7, 2001

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

100003850601--9  
-03/13/01--01085--005  
\*\*\*\*\*78.75 \*\*\*\*\*78.75

Re: Filing of Articles of Incorporation for Woodbridge Commerce Center Property Owner's Association, Inc.

Dear Sir or Madam,

Enclosed please find the original and one (1) copy of the Articles of Incorporation for the above referenced entity together with a check in the amount of \$78.75 for the following:

Filing fee.....\$35.00  
Certified copy.....\$8.75  
Registered agent designation.....\$35.00

Please return a certified copy of the Articles of Incorporation to the above address.

Sincerely,

Raymond J. Lucas

enclosures

01 MAR 20 PM 3:36  
SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

FILED

LB  
3/20

(8)



FLORIDA DEPARTMENT OF STATE

Katherine Harris  
Secretary of State

March 16, 2001

RAYMOND J LUCAS ESQ  
6221 WEST ATLANTIC BLVD  
MARGATE, FL 33063

SUBJECT: WOODBRIDGE COMMERCE CENTER PROPERTY OWNER'S  
ASSOCIATION, INC.  
Ref. Number: W01000006017

We have received your document for WOODBRIDGE COMMERCE CENTER PROPERTY OWNER'S 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.

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) 487-6926.

Gina Bullock  
Document Specialist

Letter Number: 901A00016180

**Articles of Incorporation  
of  
Woodbridge Commerce Center  
Property Owner's Association, Inc.**

**FILED**  
01 MAR 20 PM 3:36  
SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

**A Nonprofit Corporation**

I, the undersigned natural person of legal age, and a citizen of the State of Florida, acting as incorporator of a corporation under Chapter 617 of the Florida Statutes, do hereby adopt the following articles of incorporation for such corporation:

**Article I**

The name of the corporation (called the association) is Woodbridge Commerce Center Property Owner's Association, Inc.

**Article II**

The association is a nonprofit corporation.

**Article III**

The period of its duration is perpetual.

**Article IV**

The specific primary purposes for which the association is formed are to provide for, among other things, maintenance, use of common areas, improvements, ingress and egress, sharing of utilities, and drainage and retention of the commercial lots and common area within a certain subdivided tract of real property described as follows: (see attached Exhibit "A"- legal description), and to promote the health, safety, and welfare of the residents within the above-described subdivision and such additions thereto as may hereafter be brought within the jurisdiction of the association for such purpose.

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

(a) Perform all of the duties and obligations of the association as set forth in a certain Declaration of Covenants, Conditions, and Restrictions (the declaration) applicable to the subdivision and to be recorded in the public records of Orange County, Florida;

(b) Affix, levy, and collect all charges and assessments pursuant to the terms of the declaration, and enforce payment thereof by any lawful means; and 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 on the property of the association;

(c) Acquire (by gift, purchase, or otherwise), own, hold, improve, build on, operate, maintain, convey, sell, lease, transfer, dedicate to public use, or otherwise dispose of real and personal property in connection with the affairs of the association;

(d) Borrow money and, subject to the consent by vote or written instrument of two-thirds of each class of members, mortgage, pledge, convey by deed of 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 areas to any municipality, public agency, authority, or utility for such purposes and subject to such conditions as may be agreed on by the members. No such dedication or transfer shall be effective unless an instrument has been signed by two-thirds of each class of members, agreeing to such dedication, sale, or transfer;

(f) Participate in mergers and consolidations with other nonprofit corporations organized for the same purposes, or annex additional residential property and common areas, provided that any merger, consolidation, or annexation shall have the consent by vote or written instrument of two-thirds of each class of members;

(g) Have and exercise any and all powers, rights, and privileges that a corporation organized under Chapter 617 of the Florida Statutes by law may now or hereafter have or exercise.

The association is organized and shall be operated exclusively for the aforementioned purposes. The activities of the association shall be financed by assessments on members as provided in the declaration, and no part of any net earnings shall inure to the benefit of any member.

## **Article V**

The street address of the initial registered office of the association is 6221 West Atlantic Blvd., Margate, FL 33063, and the name of its initial registered agent at such address is Denise Qureshi.

## **Article VI**

Every person or entity who is a record owner of a fee or undivided fee interest in any lot which is subject by covenants of record to assessments by the association, including contract sellers, but excluding persons holding title merely as security for performance of an obligation, shall be a member of the association. Membership shall be appurtenant to and may not be separated from

ownership of a lot which is subject to assessment by the association.

## **Article VII**

The association shall have two classes of voting members as follows:

Class A. Class A members shall be all owners with the exception of the declarant as such term is defined in the declaration, and 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 such members may determine among themselves, but in no event shall more than one vote be cast with respect to any lot owned by Class A members.

Class B. The Class B member shall be the declarant, as such term is defined in the declaration, who shall be entitled to three votes for each lot owned. The Class B membership shall cease and be converted to Class A membership as provided in the declaration.

## **Article VIII**

The number of directors constituting the initial board of directors of the association is three, and the name and addresses of the persons who are to serve as the initial directors are:

Denise Qureshi  
6221 West Atlantic Blvd.  
Margate, FL 33063

Mahammad A. Qureshi  
6221 West Atlantic Blvd.  
Margate, FL 33063

Shahida Siddiqui  
6221 West Atlantic Blvd.  
Margate, FL 33063

## **Article IX**

On dissolution, the assets of the association shall be distributed to an appropriate public agency to be used for purposes similar to those for which the association was created. In the event such distribution is refused acceptance, such assets shall be granted, conveyed, and assigned to any nonprofit corporation, association, trust, or other organization organized and operated for such similar purposes.

**Article X**

The name and street address of the incorporator is:

Denise Qureshi  
6221 West Atlantic Blvd.  
Margate, FL 33063

Executed at Fort Lauderdale, Florida, on March 19, 2001

Denise Qureshi  
Denise Qureshi, Incorporator

State of Florida  
County of Broward

I, Carolyn Fiorenza, a notary public, do hereby certify that on March 19, 2001, personally appeared before me DENISE QURESHI, who each being by me first duly sworn, severally declared that she is the person who signed the foregoing document as incorporator, and that the statements therein contained are true.

In witness whereof, I have hereunto set my hand and seal the day and year above written.

Carolyn Fiorenza  
Notary Public in and for  
Broward County, Florida



[Notarial seal]

My commission expires:  
11/11/2004

That Woodbridge Commerce Center Property Owner's Association, Inc., desiring to organize under the laws of the State of Florida, with its principal office as indicated in the Articles of Incorporation, has named Denise Qureshi, 6221 West Atlantic Blvd., Margate, County of Broward, State of Florida, 33063, to accept service of process within this State. Having been named to accept service of process for the above named corporation, at the place designated in this certificate, the undersigned agrees to act in this capacity, and agrees to comply with the provisions of Florida law relative to keeping the designated office open.

Denise Qureshi  
Denise Qureshi  
Registered Agent

Parcel A

A portion of the Northeast  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of Section 11, Township 23 South, Range 27 East, Orange County, Florida.

Being more particularly described as follows:

Commence at the Northeast corner of the Northwest  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of said Section 11, said point lying in the centerline of State Road 535 (Winter Garden - Vineland Road) also being the East line of said Northeast  $\frac{1}{4}$ ; thence continuing along said centerline and said East line run South 00 degrees 03' 07" West for a distance of 64.97 feet; thence departing said centerline and said East line, run North 89 degrees 56' 53" West for a distance of 30.00 feet to a point on the Westerly right-of-way of said State Road 535 (Winter Garden - Vineland Road) also being the Point of Beginning; thence continuing along said right-of-way line run South 00 degrees 03' 07" West for a distance of 245.00 feet; thence departing said right-of-way line run North 89 degrees 56' 53" West for a distance of 175.00 feet to a point of curvature of a curve concave Northeasterly and having a radius of 70.00 feet; thence run Westerly and Northerly along said curve through a central angle of 90 degrees 00' 00" for an arc distance of 109.96 feet to a point of tangency; thence run North 00 degrees 03' 07" East for a distance of 80.98 feet to a point of curvature of a curve concave Westerly and having a radius of 230.00 feet; thence run Northerly along said curve through a central angle of 14 degrees 47' 04" for an arc distance of 59.35 feet to a point of tangency; thence run North 14 degrees 43' 57" West for a distance of 39.45 feet to a point on the Southerly right-of-way line of West Orange Country Club Drive, said point also being on a non tangent curve, concave Southerly and having a radius of 670.00 feet; thence from a tangent bearing of North 75 degrees 16' 03" East, run Easterly along said curve and said Southerly right-of-way line through a central angle of 14 degrees 47' 04" for an arc distance of 172.88 feet to a point; thence continuing along said right-of-way line, run North 89 degrees 56' 40" East for a distance of 66.71 feet to a point of curvature of a curve concave Southwesterly and having a radius of 25.00 feet; thence run Easterly and Southerly along said curve through a central angle of 89 degrees 59' 47" for an arc distance of 39.27 feet to a point of tangency on aforesaid Westerly right-of-way of State Road 535 (Winter Garden - Vineland Road), said point also being aforesaid Point of Beginning.

Parcel B

A portion of the Northeast  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of Section 11, Township 23 South, Range 27 East, Orange County, Florida.

Being more particularly described as follows:

Commence at the Northeast corner of the Northwest  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of said Section 11, said point lying in the centerline of State Road 535 (Winter Garden - Vineland Road); thence continuing along said centerline also being the East line of said Northeast  $\frac{1}{4}$  run South 00 degrees 03' 07" West for a distance of 309.97 feet; thence departing said centerline and said East line run North 89 degrees 56' 53" West for a distance of 30.00 feet to a point on the Westerly right-of-way of said State Road 535 (Winter Garden - Vineland Road) also being the Point of Beginning; thence continuing along said Westerly right-of-way line run South 00 degrees 03' 07" West for a distance of 351.65 feet to a point on the South line of aforesaid Northeast  $\frac{1}{4}$ ; thence departing said Westerly right-of-way line run South 89 degrees 46' 44" West along said South line for a distance of 375.83 feet; thence departing said South line run North 28 degrees 30' 20" East for a distance of 402.65 feet to a point on a non tangent curve concave Northeasterly and having a radius of 70.00 feet; thence from a tangent bearing of South 82 degrees 34' 35" East run Easterly along said curve through a central angle of 7 degrees 22' 18" for an arc distance of 9.01 feet to a point of tangency;

thence run South 89 degrees 56' 53" East for a distance of 175.00 feet to aforesaid Point of Beginning.

Parcel C

A portion of the Northeast ¼ of the Northwest ¼ of the Southwest ¼ of Section 11, Township 23 South, Range 27 East, Orange County, Florida.

Being more particularly described as follows:

Commence at the Northeast corner of the Northwest ¼ of the Southwest ¼ of said Section 11, said point lying in the centerline of State Road 535 (Winter Garden - Vineland Road); thence run South 89 degrees 45' 44" West along the North line of said Northwest ¼, for a distance of 292.74 feet; thence departing said North line, run South 00 degrees 00' 00" East for a distance of 60.67 feet to a point on the Southerly right-of-way line of West Orange Country Club Drive, also being the Point of Beginning; thence departing said Southerly right-of-way line run South 14 degrees 43' 57" East for a distance of 39.45 feet to a point of curvature of a curve concave Westerly and having a radius of 230.00 feet; thence run Southerly along said curve through a central angle of 14 degrees 47' 04" for an arc distance of 59.35 feet to a point of tangency; thence run South 00 degrees 03' 07" West for a distance of 80.98 feet to a point of curvature of a curve concave Northeasterly and having a radius of 70.00 feet; thence run Southeasterly along said curve through a central angle of 82 degrees 37' 42" for an arc distance of 100.95 feet to a point; thence run South 28 degrees 30' 20" West for a distance of 402.66 feet to a point on the South line of aforesaid Northeast ¼; thence continuing along said South line run South 89 degrees 46' 44" West for a distance of 256.21 feet to a point on the West line of said Northeast ¼; thence departing said South line run North 00 degrees 02' 36" East along said West line for a distance of 463.61 feet to a point on the South right-of-way line of aforesaid West Orange Country Club Drive also being a point on a non tangent curve concave Northwesterly and having a radius of 730.00 feet; thence from a tangent bearing of North 78 degrees 01' 25" East continue Northeasterly along said curve through a central angle of 12 degrees 28' 19" for an arc distance of 158.90 feet to a point of tangency; thence run North 65 degrees 33' 06" East for a distance of 123.02 feet to a point of curvature of a curve concave Southeasterly and having a radius of 670.00 feet; thence run Northeasterly along said curve through a central angle of 9 degrees 42' 57" for an arc distance of 113.61 feet to aforesaid Point of Beginning.