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 526 East Park Avenue
 Tallahassee, Florida 32301
 (850) 681-6528

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May 15, 2002

CORPORATION NAME (S) AND DOCUMENT NUMBER (S):

Central Parkway Business Center Condominium Association Inc.

NO2000003964

Filing Evidence

- Plain/Confirmation Copy
- Certified Copy

Type of Document

- Certificate of Status
- Certificate of Good Standing
- Articles Only
- All Charter Documents to Include Articles & Amendments
- Fictitious Name Certificate
- Other

Retrieval Request

- Photocopy
- Certified Copy

FILED RECEIVED
 02 MAY 16 PM 4:48
 SECRETARY OF STATE
 TALLAHASSEE, FLORIDA

NEW FILINGS	
<input type="checkbox"/>	Profit
<input type="checkbox"/>	Non Profit
<input checked="" type="checkbox"/>	Limited Liability
<input type="checkbox"/>	Domestication
<input type="checkbox"/>	Other

AMENDMENTS	
<input type="checkbox"/>	Amendment
<input type="checkbox"/>	Resignation of RA Officer/Director
<input type="checkbox"/>	Change of Registered Agent
<input type="checkbox"/>	Dissolution/Withdrawal
<input type="checkbox"/>	Merger

OTHER FILINGS	
<input type="checkbox"/>	Annual Reports
<input type="checkbox"/>	Fictitious Name
<input type="checkbox"/>	Name Reservation
<input type="checkbox"/>	Reinstatement

REGISTRATION/QUALIFICATION	
<input type="checkbox"/>	Foreign
<input type="checkbox"/>	Limited Liability
<input type="checkbox"/>	Reinstatement
<input type="checkbox"/>	Trademark
<input type="checkbox"/>	Other

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 ***155.00 ***78.75

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 W02-14509

Handwritten signature/initials
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FLORIDA DEPARTMENT OF STATE
Katherine Harris
Secretary of State

May 20, 2002

UCC FILING & SEARCH SERVICES INC.
526 EAST PARK AVENUE
TALLAHASSEE, FL 32301

SUBJECT: CENTRAL PARKWAY BUSINESS CENTER CONDOMINIUM
ASSOCIATION, INC.
Ref. Number: W02000014509

We have received your document for CENTRAL PARKWAY BUSINESS CENTER CONDOMINIUM ASSOCIATION, INC. and your check(s) totaling \$155.00. However, the enclosed document has not been filed and is being returned for the following correction(s):

The name of the entity must be identical throughout 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) 245-6973.

Claretha Golden
Document Specialist
New Filings Section

Letter Number: 902A00032093

ARTICLES OF INCORPORATION FOR CENTRAL PARK TWO PROPERTY OWNERS ASSOCIATION, INC.

The undersigned subscribers by these Articles associate themselves for the purpose of forming a corporation not for profit pursuant to the laws of the State of Florida; and hereby adopt the following Articles of Incorporation.

ARTICLE I

NAME

The name of the corporation shall be CENTRAL PARK TWO PROPERTY OWNERS ASSOCIATION, INC.. For convenience, the corporation shall be referred to in this instrument as the "Association", these Articles of Incorporation as the "Articles", and the Bylaws of the Association as the "By-Laws".

ARTICLE II

PURPOSE

The purpose of which the Association is organized is to provide an entity for the operation and maintenance of such Property as may be dedicated to the association in the Plat of Central Park Two to be filed in Martin County, Florida on the property, which is described in Exhibit A attached.

ARTICLE III

POWERS

The powers of the Association shall include and be governed by the following:

- 3.1 **General.** The Association shall have all of the common-law and statutory powers of a corporation not for profit under the Laws of Florida that are not in conflict with the provisions of these Articles.
- 3.2 **Enumeration.** The Association shall have all of the powers and duties set forth in the Act, except as limited by these Articles, and all of the powers and duties reasonably necessary to operate the Property.
 - (a) To make and collect Assessments and other charges against members, and to use the proceeds thereof in the exercise of its powers and duties.

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TALLAHASSEE
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- (b) To buy, own, operate, lease, sell, trade and mortgage both real and personal property.
- (c) To maintain, repair, replace, reconstruct, add to and operate the Association Property, and other property acquired or leased by the Association.
- (d) To purchase insurance upon the Association Property and insurance for the protection of the Association, its officers, directors and Unit Owners.
- (e) To make and amend reasonable rules and regulations for the maintenance, conservation and use of the Association property and for the health, comfort, safety and welfare of the Members.

ARTICLE IV

MEMBERS

- 4.1 **Membership.** The members of the Association shall consist of all of the record title owners of Lots.
- 4.2 **Assignment.** The share of a member in the funds and assets of the Association cannot be assigned, hypothecated or transferred in any manner except as an appurtenance to the Lot for which that share is held.
- 4.3 **Voting.** On all matters upon which the membership shall be entitled to vote, there shall be only one vote for each Lot. Any person or entity owning more than one Lot shall be entitled to one vote for each Lot owned.
- 4.4 **Meetings.** The Members shall declare for an annual meeting of the members, and may make provision for regular and special meetings of members other than the annual meeting.

ARTICLE V

TERM OF EXISTENCE

The Association shall have perpetual existence.

ARTICLE VI

SUBSCRIBERS

The name(s) and address(es) of the subscriber(s) to these Articles are as follows:

<u>NAME</u>	<u>ADDRESS</u>
Don Anderson	560 Center Street, Suite 1 Jupiter, Florida 33458

ARTICLE VII

OFFICERS

The affairs of the Association shall be administered by the officers holding the offices designated below. The officers shall be elected by the Members of the Association at its first meeting following the annual meeting of the members of the Association and shall serve at the pleasure of the Members. The names and addresses of the officers who shall serve until their successors and designated by the Members are as follows:

President/Secretary:	Don Anderson
Vice President/ Treasurer:	George T. Kelly, IV

ARTICLE IX

DIRECTORS

8.1 Number of Qualification. The property, business and affairs of the Association shall be managed by a board consisting of three directors. Directors need not be members of the Association.

8.2 Duties and Powers. All of the duties and powers of the Association existing under the Act, the Declaration, these Articles and the Bylaws shall be exercised exclusively by the Board of Directors, its agents, contractors or employees, subject only to approval by Unit Owners when such approval is specifically required.

8.3 **Election; Removal.** Directors of the Association shall be elected at the annual meeting of the members.

8.4 **First Directors.** The names and addresses of the members of the first Board of Directors who shall hold office until their successors are elected and have taken office are as follows:

<u>NAME</u>	<u>ADDRESS</u>
Don Anderson	560 Center Street, Suite 1, Jupiter Florida 33458
Joel Prince	917 Central Park Way, Stuart Florida 34994
George T. Kelly, IV	621 SE Central Parkway, Stuart, Florida 34994

ARTICLE IX

AMENDMENTS

Amendments to these Articles shall be proposed and adopted in the following manner:

9.1 **Notice.** Notice of the subject matter of a proposed amendment shall be included in the notice of any meeting at which the proposed amendment is to be considered.

9.2 **Adoption.** A resolution for the adoption of a proposed amendment may be proposed by not less than one-third (1/3) of the members of the Association. Members not present in person or by proxy at the meeting considering the amendment may express their approval in writing provided the approval is delivered to the Secretary at or prior to the meeting. The approvals must be: by not less than a majority of the votes of all of the members of the Association represented at a meeting at which a quorum thereof has been attained.

9.3 **The Developer.** The Developer may amend these Articles consistent with the provisions of the Declaration allowing certain amendments to be effected by the Developer alone.

9.4 **Recording.** A copy of each amendment shall be filed with the Secretary of State pursuant to the provisions of applicable Florida law, and a copy certified by the Secretary of State shall be recorded in the public records of Martin County, Florida.

ARTICLE XII

INITIAL REGISTERED OFFICE, ADDRESS

AND NAME OF REGISTERED AGENT

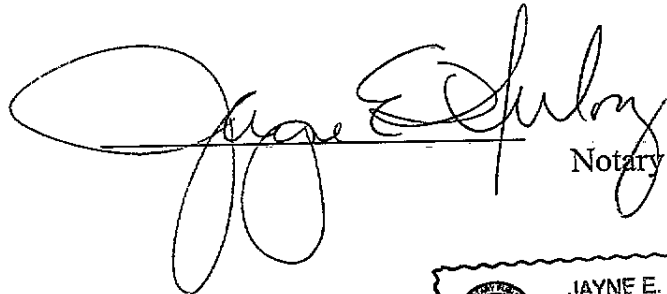
The initial registered office of this corporation shall be at 560 Center Street, Suite 1, Jupiter, Florida 33458, with the privilege of having its office and brand offices at other places within or without the State of Florida. The initial registered agent at that address shall be Don Anderson.

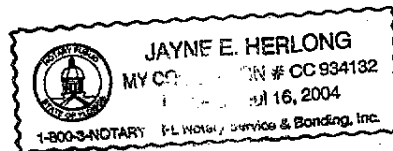
IN WITNESS WHEREOF, the subscriber has affixed his signature the day and year set forth below.


Don Anderson

STATE OF FLORIDA
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me this 8th day of MAY 2002, by Don Anderson, who is personally known to me or who has produced his driver's license as identification.


Notary Public



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

SECRETARY OF STATE
TALLAHASSEE, FLORIDA

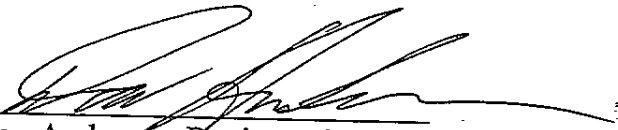
02 MAY 23 AM 11:51

FILED

In compliance with the laws of Florida, the following is submitted:

First that Central Park Two Owners Association, Inc., is desiring to organize under the laws of the State of Florida with its principal office, as indicated in the foregoing Articles of Incorporation, at 560 Center Street, Jupiter, Florida 33458, County of Palm Beach, State of Florida, the corporation named in the said articles has named Don Anderson located at 560 Center Street, Jupiter, Florida 33458, County of Palm Beach, State of Florida, as its statutory registered agent.

Having been named that statutory agent of said corporation at the place designated in this certificate, I hereby accept the same and agree to act in this capacity, and agree to comply with the provisions of Florida law relative to keeping the registered office open.


Don Anderson, Registered Agent
Dated this 9 day of MAY 2002