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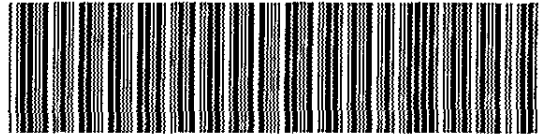
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TRANSMITTAL LETTER

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

SECRETARY OF STATE
TALLAHASSEE FLORIDA

SUBJECT: ROYAL CROSSINGS PROFESSIONAL ARTS BUILDING
CONDOMINIUM ASSOCIATION, INC.
(PROPOSED CORPORATE NAME - MUST INCLUDE SUFFIX)

Enclosed is an original and one (2) copy of the articles of incorporation and a check for :

☐ \$70.00
Filing Fee

☒ \$78.75
Filing Fee &
Certificate of
Status

☐ \$78.75
Filing Fee
& Certified Copy

☒ \$87.50
Filing Fee,
Certified Copy
& Certificate

ADDITIONAL COPY REQUIRED

FROM: O. H. ROBINSON
Name (Printed or typed)

116 E. ALTAMONTE DRIVE, SUITE 210
Address

ALTAMONTE SPRINGS, FL 32701
City, State & Zip

407-331-3696
Daytime Telephone number

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

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SECRETARY OF STATE
TALLAHASSEE FLORIDA

ARTICLES OF INCORPORATION

ROYAL CROSSINGS PROFESSIONAL ARTS BUILDING
CONDOMINIUM ASSOCIATION, INC.

We, the undersigned, hereby associate ourselves together for the purpose of forming a non-profit corporation under the laws of the State of Florida and certify as follows:

ARTICLE I

Name

The name of this corporation shall be:

ROYAL CROSSINGS PROFESSIONAL ARTS BUILDING
CONDOMINIUM ASSOCIATION, INC.

ARTICLE II

Purpose

The corporation is organized as a corporation not for profit under the laws of Florida to provide an entity responsible for the operation and administration of ROYAL CROSSINGS PROFESSIONAL ARTS BUILDING, AN OFFICE CONDOMINIUM, according to the Declaration of Condominium thereof now or hereafter recorded in the Public Records of Seminole County, Florida, with respect to certain lands lying in Seminole County, Florida. These Articles of Incorporation and the Bylaws of this Association shall be attached to and made a part of the Declaration of Condominium of Royal Crossings Professional Arts Building, an Office Condominium.

ARTICLE III

Members

All persons who are owners of Condominium Parcels within Royal Crossings Professional Arts Building, an Office Condominium, shall automatically be members of this Corporation. Such membership shall automatically terminate when such person is no longer the Owner of a Condominium Parcel. Membership in this Corporation shall be limited to such Condominium Parcel Owners.

Subject to the foregoing, admission to and termination of membership shall be governed by the Declaration of Condominium that shall be filed among the Public Records of Seminole County, Florida, and the Bylaws of this Corporation which are attached to said Declaration.

ARTICLE IV

Existence

This Corporation shall have perpetual existence.

ARTICLE V

Registered Office and Registered Agent

The initial registered agent of this Corporation shall be O. H. Robinson and the initial registered office shall be 116 East Altamonte Drive, Suite 210, Altamonte Springs, Florida 327701

ARTICLE VI

Incorporator

The name and address of the Incorporator to these Articles of Incorporation is as follows: ROYAL CROSSINGS PROFESSIONAL ARTS BUILDING CONDOMINIUM ASSOCIATION, INC.

O. H. Robinson
116 East Altamonte Drive, Suite 210
Altamonte Springs, Florida 32746

ARTICLE VII

Management

Section 1. The affairs of the Corporation shall be managed and governed by a Board of Directors composed of not less than three (3) directors nor more than the number specified by the Bylaws. The Directors, subsequent to the first Board of Directors, shall be elected at the annual meeting of the membership, for a term of one (1) year, or until their successors shall be elected and shall qualify. Provisions for such election, and provisions respecting the removal, disqualification and resignation of Directors, and for filling vacancies on the Directorate, shall be established by the Bylaws consistent with the provisions of the Declaration of Condominium.

Section 2. The principal officers of the Corporation shall be:

B. R. Royal President
O. H. Robinson Secretary and Treasurer

(the last two offices may be combined and such other officers may be elected as from time to time are deemed desirable, consistent with the Bylaws), who shall be elected from time to time, in the manner set forth in the Bylaws adopted by the Corporation.

ARTICLE VIII

Officers

The name of the officer who is to serve until the first election of officers, pursuant to the terms of the Declaration of Condominium and Bylaws, is as follows:

B. R. Royal President
O. H. Robinson Secretary and Treasurer

ARTICLE IX

First Board of Directors

The following person shall constitute the first Board of Directors, and shall serve until the first election of the Board of Directors at the first regular meeting of the membership:

B. R. Royal and O. H. Robinson whose address is at 110 Timberlachen Circle, Lake Mary, Florida 32746 , Orris H. Robinson, III

ARTICLE X

Bylaws

The Bylaws of this Corporation shall be adopted by the first Board of Directors and attached to the Condominium Declaration to be filed in the Public Records of Seminole County, Florida, which bylaws may be altered, amended or rescinded at any duly called meeting of the members in the manner provided by the Bylaws.

ARTICLE XI

Amendments

Section 1. Proposals for the alteration, amendment or rescission of these Articles of Incorporation which do not conflict with the Condominium Act, the Declaration of Condominium, or applicable law may be made by a majority of the Board of Directors or a majority of the voting members of the Corporation. Such proposals shall set forth the proposed alteration, amendment or rescission, shall be in writing, filed by the Board of Directors or

a majority of voting members, and delivered to the President, who shall thereupon call a Special Meeting of the Corporation not less than ten (10) days nor later than sixty (60) days from receipt of the proposed Amendment, the notice for which shall be given in the manner provided in the Bylaws. An affirmative vote of fifty-one percent (51%) of the Board of Directors, and an affirmative vote of fifty-one percent (51%) of all votes of the voting members Of the Corporation shall be required for the requested alteration, amendment or rescission.

ARTICLE XII

Powers

This Corporation shall have all of the powers set forth in Chapter 617, Florida Statutes, all of the powers set forth in Chapter 718, Florida Statutes (which is the Condominium Act of the State of Florida) and all powers granted to it by the Declarations of Condominium and the Appendices thereto.

ARTICLE XIII

Stock and Dividends

There shall be no dividends paid to any of the members, nor shall any part of the income of the Corporation be distributed to its Board of Directors or Officers. In the event there are any excess receipts over disbursements, as a result of performing services, such excess shall be applied in the manner provided in the Declaration of Condominium and the Bylaws. The Corporation may pay compensation in a reasonable amount to its members, directors and officers, for services rendered, may confer benefits upon its members in conformity with its purposes, and upon dissolution or final liquidation, may make distribution to its members as is permitted by the Court having jurisdiction thereof, and no such payment, benefit or distribution shall be deemed to be a dividend or distribution of income.

This Corporation shall issue no shares of stock of any kind or nature whatsoever. Membership in the Corporation and the transfer thereof, as well as the number of members, shall be upon such terms and conditions as provided for in the Declaration of Condominium and Bylaws.

ARTICLE XIV

Indemnification

The Corporation shall indemnify every director and every officer, his heirs, executors and administrators, to the full extent allowed by law, including, without limitation, against all loss, costs and expenses reasonably incurred by him in connection with any action, suit or proceeding to which he may be

made a party by reason of his being or having been a director or officer of the Corporation except as to matters wherein he shall be finally adjudged in such action, suit or proceeding to be liable for, or guilty of, gross negligence or willful misconduct. The Corporation shall to the extent it is available, obtain insurance covering all of its officers and directors against liability or loss in connection with the foregoing matters for which indemnification is appropriate and for such other matters as is allowed by law. The foregoing rights shall be in addition to and not exclusive of all other rights to which such director or officer may be entitled.

ARTICLE XV

Address

The principal office of the Corporation shall be located at 110 Timberlachen Circle, Lake Mary, Florida 32746, but the Corporation may maintain offices and transact business in such other places within or without the State of Florida as may from time to time be designated by the Board of Directors.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 11th day of February, 2003.

Signed, sealed and delivered in the presence of:

W. Richard Thoreen

O. H. Robinson (SEAL)

O. H. Robinson

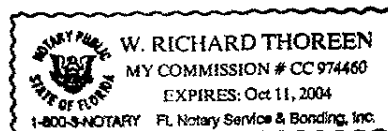
Douglas J. Mahoney

STATE OF FLORIDA
COUNTY OF

The foregoing instrument was acknowledged before me this 11th day of February 2003 by O. H. Robinson, who is personally know to me.

W. Richard Thoreen

Notary Public My Commission Expires:



ACCEPTANCE OF REGISTERED AGENT

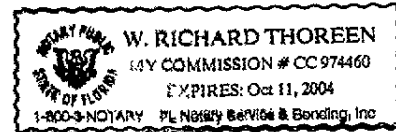
The undersigned hereby accepts the designation as Registered Agent of
ROYAL CROSSINGS PROFESSIONAL ARTS BUILDING CONDOMINIUM
ASSOCIATION, INC.

O. H. Robinson
O. H. Robinson, Registered Agent

STATE OF FLORIDA
COUNTY OF

The foregoing instrument was acknowledged before me this 11th day
of February 2003 by O. H. Robinson who is personally know to me.

W. Richard Thoreen
Notary Public My Commission Expires:



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