

Division of Corporations

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## Florida Department of State

Division of Corporations

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*S/KC***FLORIDA NON-PROFIT CORPORATION****METRO SOUTH EXECUTIVE PARK CONDOMINIUM ASSOCIATION, INC.**

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**ARTICLES OF INCORPORATION  
OF  
METRO SOUTH EXECUTIVE PARK  
CONDOMINIUM ASSOCIATION, INC.  
A CORPORATION NOT-FOR-PROFIT**

We, the undersigned, being desirous of forming a corporation not for profit, do hereby associate ourselves into a corporation for the purposes and with the powers herein specified and do hereby agree to the following Articles of Incorporation.

**ARTICLE I.  
NAME**

The name of this corporation shall be METRO SOUTH EXECUTIVE PARK CONDOMINIUM ASSOCIATION, INC., (hereinafter referred to as the "Association").

**ARTICLE II.  
PURPOSE**

The purposes and object of the Association shall be to administer the operation and management of Metro South Executive Park Condominium, A Condominium (hereinafter "the Condominium") to be established by Sam & Charles, LLC, a Florida limited liability company (the "Developer") in accordance with the Florida Condominium Act, Chapter 718, Florida Statutes ("Condominium Act"), upon that certain real property in Duval County, Florida, as described on Exhibits "A" and "B" attached to the Declaration of Condominium of Metro South Executive Park Condominium, A Condominium, and incorporated herein by reference (the "Declaration") and upon all or a portion of such additional land as described in Exhibit "D-1" to the Declaration, if Phases 1 or 2 are submitted to condominium in accordance with the Declaration.

The Association shall undertake and perform all acts and duties incident to the operation and management of the Condominium in accordance with the terms, provisions, and conditions of these Articles of Incorporation, the Bylaws of the Association and the Declaration which will be recorded in the public records of Duval County, Florida, and the Condominium Act.

**ARTICLE III.  
POWERS**

The Association shall have the following powers:

A. All of the powers and privileges granted to corporations not for profit under the laws of the State of Florida and under the Condominium Act, and the Declaration.

B. All of the powers reasonably necessary to implement and effectuate the purposes of the Association, including, without limitation, the power, authority and right to:

1. Make and establish reasonable rules and regulations governing the use of the Units, Common Elements, and Limited Common Elements of the Condominium, as such terms will be defined in the Declaration.

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2. Own, operate, lease, sell, manage, and otherwise deal with such real and personal property as maybe necessary or convenient for the administration of the Condominium.
3. To own, manage, administer and operate such property as may be conveyed to it by the Developer, its successors or assigns for the mutual benefit and use of all members.
4. Levy and collect assessments against members of the Association to defray the Common Expenses of the Condominium, as will be provided in the Declaration and the Bylaws, including the right to levy and collect assessments for the purpose of acquiring, owning, holding, operating, leasing, encumbering, selling, conveying, exchanging, managing and otherwise dealing with the Condominium Property, including Units, which may be necessary or convenient in the operation and management of the Condominium and in accomplishing the purposes set forth in the Declaration.
5. Maintain, repair, replace, operate and manage the Condominium Property, and any property owned by the Association, including the right to reconstruct improvements after casualty and to further improve and add to the Condominium Property and other property owned by the Association.
6. Contract for the management of the Condominium and, in connection therewith, to delegate any and/or all of the powers and duties of the Association to the extent and in the manner permitted by the Declaration, the Bylaws, and the Condominium Act.
7. Enforce the provisions of these Articles of Incorporation, the Declaration, the Bylaws, and all Rules and Regulations and Covenants and Restrictions governing use of the Condominium which may hereafter be established.

#### **ARTICLE IV.** **QUALIFICATION OF MEMBERS**

The qualifications of members, manner of their admission to and termination of membership and voting by members shall be as follows:

- A. The owners of all Units in the Condominium shall be members of the Association, and no other persons or entities shall be entitled to membership, except the subscribers herof.
- B. A person shall become a Member by the acquisition of a vested present interest in the fee title to a Unit in the Condominium. The membership of any person or entity shall be automatically terminated upon his being divested of his title or interest in such Unit.
- C. Transfer of membership shall be recognized by the Association upon its being provided with a copy of the recorded warranty deed for the Unit.
- D. If a corporation, partnership, joint venture or other entity is the fee simple title holder to a Unit, or the Unit is owned by more than one person, the Unit owner shall designate one person as the Member entitled to cast votes and/or to approve or disapprove matters as may be required or provided for in these Articles, the Bylaws or the Declaration.

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E. Except as an appurtenance to his Unit, no Member can assign, hypothecate or transfer in any manner, his membership in the Association or his interest in the funds and assets of the Association. The funds and assets of the Association shall belong solely to the Association subject to the limitation that the same be expended, held or used for the benefit of the membership and for the purposes authorized herein, in the Declaration, the Condominium Act and the Bylaws hereof.

#### **ARTICLE V. VOTING**

A. There shall be appurtenant and pass with title to each Unit, the number of votes equal to the approximate square feet of such Unit as determined in accordance with the provisions of the Declaration and the Certificate of Surveyor as attached thereto or a supplement thereof from time to time, which may be exercised by the Unit Owner, or the duly constituted proxy of the Unit Owner at all meetings of members and in connection with all matters upon which all members of the Association are entitled to vote, provided, however, until all Buildings which can be constructed in all Phases as provided in the Declaration have been completed and included as part of the Certificate of the Surveyor (but excluding therefrom all Phases which can no longer be added to this Condominium), the Developer (as identified in the Declaration) shall have, in addition to the number of votes that the Developer otherwise has by virtue of Units owned by the Developer, the number of votes that will exist at such time as the Buildings in all such Phases which are not then completed and included in the Certificate of the Surveyor are completed and included in the Certificate of the Surveyor, with square footage of same being determined by estimate of the Surveyor, all as described in Section 4.1 of the Declaration (provided that until a Building in an additional Phase has been made a part of this Condominium, it shall be assumed for the purpose hereof that such Building will contain the maximum number of square feet that can be constructed on the lot which constitutes such Phase as set forth in Section 22.2 of the Declaration, but in any event subject to the provisions of Article VIII of these Articles of Incorporation. Such vote may be exercised or cast by the owner or owners of each Unit in such manner as may be provided in the Bylaws of this Association. Should any Member own more than one Unit, such Member shall be entitled to exercise or cast one vote for each such Unit, in the manner provided for in the Bylaws.

B. Until such time as the first property is submitted to the Condominium form of ownership by recordation of Declaration therefor in the public records of Duval County, Florida, the membership of the Association shall be comprised of the subscribers to these Articles, each of whom shall be entitled to cast a vote on all matters upon which the membership would be entitled to vote.

#### **ARTICLE VI. TERM OF EXISTENCE**

The Association shall have perpetual existence.

#### **ARTICLE VII. OFFICE**

The principal office of the Association shall be 6260 Dupont Station Court, Suite D, Jacksonville, Florida, 32217, in Duval County, Florida, or such other place as the Board of Directors may designate.

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**ARTICLE VIII.**  
**BOARD OF DIRECTORS**

A. The business affairs of this Association shall be managed by the Board of Directors. The number of members of the first Board of Directors shall be three.

B. Subject to the Declaration, the Board of Directors shall be elected by the members of the Association from among the membership at the annual membership meeting as provided in the Bylaws; provided, however, that the Developer shall have the right to elect all of the Directors on the Board subject to the following:

1. When Unit owners other than the Developer own fifteen percent (15%) or more of the Units in the Condominium that will be operated ultimately by the Association, the Unit owners other than the Developer shall be entitled to elect one-third (1/3) of the members of the Board of Directors.
2. Unit owners other than the Developer shall be entitled to elect a majority of the members of the Board of Directors upon the first to occur of the following:
  - (a) Three years after fifty percent of all of the Units in the Condominium have been conveyed to purchasers;
  - (b) Three (3) months after ninety percent (90%) of all of the Units in the Condominium have been conveyed to purchasers;
  - (c) When all the Units in the Condominium that will be operated ultimately by the Association have been completed, some of them have been conveyed to purchasers, and none of the others are being offered for sale by the Developer in the ordinary course of business; or
  - (d) When some of the Units have been conveyed to purchasers and none of the others are being constructed or offered for sale by the Developer in the ordinary course of business, or
  - (e) Seven (7) years after recordation of the Declaration.
3. The Developer is entitled to elect at least one member of the Board of Directors as long as the Developer holds for sale in the ordinary course of business at least five (5%) percent of all of the Units in the Condominium.
4. The names and residence addresses of the incorporators and the persons who are to serve as the initial Board of Directors until their successors are chosen, are as follows:

Director	Address
Charles B. Price	6260 Dupont Station Court, Suite D Jacksonville, FL 32217
Samuel Price	6260 Dupont Station Court, Suite D Jacksonville, FL 32217

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Harry C. Mesner

6260 Dupont Station Court, Suite D  
Jacksonville, FL 32217**ARTICLE IX.**  
**OFFICERS**

A. The officers of the Association shall be a President, one or more Vice Presidents, Secretary and Treasurer and, if any, the Assistant Secretaries and Assistant Treasurers, who shall perform the duties of such offices customarily performed by like officers of corporations in the State of Florida subject to the directions of the Board of Directors.

B. Officers of the Association may be compensated in the manner to be provided in the Bylaws. The Board of Directors, or the President with the approval of the Board of Directors, may employ a managing agent, agency, and/or other managerial and supervisory personnel or entity to administer or assist in the administration of the operation and management of the Condominium and the affairs of the Association, and any and all such persons and/or entity or entities may be so employed without regard to whether any such person or entity is a Member, Director or officer of the Association.

C. The persons who are to serve as officers of the Association until their successors are chosen are:

Officer	Name
President	Charles B. Price
Secretary	Harry C. Mesner
Treasurer	Charles B. Price

D. The officers shall be elected by the Board of Directors at their annual meeting as provided in the Bylaws. Any vacancies in any office shall be filled by the Board of Directors at any meeting duly held.

E. The President shall be elected from the membership of the Board of Directors, but no other officer need be a Director. The same person may hold two offices, provided, however, that the office of President and Vice President shall not be held by the same person, nor shall the office of President and Secretary or Assistant Secretary be held by the same person. Officers shall be elected annually.

**ARTICLE X.**  
**AMENDMENT TO ARTICLES**

A. For so long as the Developer is entitled to elect a majority of the members of the Board of Directors, the Articles can be amended upon adoption of a resolution by a majority of the members of the Board of Directors at a meeting of the Board of Directors.

B. After the Unit owners are entitled to elect a majority of the members of the Board of Directors, an amendment to the Articles shall be proposed by the Board of Directors after adopting a resolution setting forth the proposed amendment and directing that it be submitted to a vote at a meeting

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of members entitled to vote on the proposed amendment, which may be either an annual or a special meeting. Written notice setting forth the proposed amendment or a summary of the changes to be effected by the amendment shall be given to each member entitled to vote at such meeting in accordance with the bylaws. The proposed amendment shall be adopted upon receiving at least seventy five percent (75%) of the votes of the members either present at such meeting or represented by proxy; or

If there are no members or if members are not entitled to vote on proposed amendments to the articles of incorporation, an amendment may be adopted at a meeting of the Board of Directors by a majority vote of the directors then in office.

C. Any number of amendments may be submitted and voted upon at any one meeting.

**ARTICLE XI**  
**BYLAWS**

A. The Board of Directors shall adopt by a majority vote the original Bylaws of the Association which shall be subject to amendment in accordance with the procedures set forth in the Bylaws.

IN WITNESS WHEREOF, we, the undersigned subscribing incorporators, have hereunto set our hands and seals this 30<sup>th</sup> day of June, 2003, for the purpose of forming this corporation not for profit under the laws of the State of Florida.

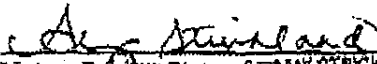
  
Charles B. Price

  
Samuel Price

  
Harry C. Mesner, Jr.

STATE OF FLORIDA  
COUNTY OF DUVAL

The foregoing Articles of Incorporation was acknowledged before me this 30<sup>th</sup> day of June, 2003 by Charles B. Price, who (☒) is personally known to me or (☐) produced as identification.

  
Notary Public, State of Florida  
My Commission Expires Sept. 14, 2006  
My Commission Number is: 054018  
Bonded thru Western Surety Company

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STATE OF FLORIDA  
COUNTY OF DUVAL

The foregoing Articles of Incorporation was acknowledged before me this 30<sup>th</sup> day of June, 2003 by Samuel Price, who ☒ is personally known to me or ( ) produced as identification.

Amy Strickland  
Notary Public, State of Florida Name: AMY STRICKLAND  
My Commission Expires: Sept. 14, 2005  
My Commission Number: DD 054016  
Bonded thru Western Surety Company

STATE OF FLORIDA  
COUNTY OF DUVAL

The foregoing Articles of Incorporation was acknowledged before me this 30<sup>th</sup> day of June, 2003 by Harry C. Mesner, who ☒ is personally known to me or ( ) produced as identification.

Amy Strickland  
Notary Public, State of Florida Name:  
My Commission Expires: AMY STRICKLAND  
My Commission Number: Notary Public, State of Florida  
My commission expires Sept 14, 2005  
Comm. No. DD 054016  
Bonded thru Western Surety Company

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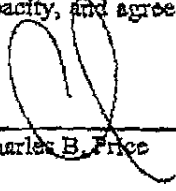
03 JUN 30 AM 8:00

**CERTIFICATE NAMING AGENT**  
**UPON WHOM PROCESS MAY BE SERVED**

In pursuance of Chapter 48.091, Florida Statutes, the following is submitted:

That METRO SOUTH EXECUTIVE PARK CONDOMINIUM ASSOCIATION, INC., a corporation duly organized and existing under the laws of the State of Florida, with its principal office, as indicated in the Articles of Incorporation at Jacksonville, State of Florida, has named Charles B. Price, located at 6260 Dupont Station Court, Suite D, Jacksonville, Florida, 32217, County of Duval, State of Florida as its agent to accept service of process within this state.

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 provisions of said Florida Statute relative to keeping open said office.

  
\_\_\_\_\_  
Charles B. Price

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