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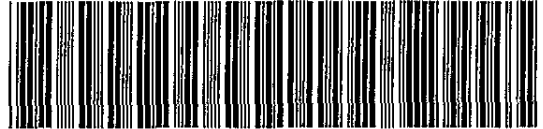
(Business Entity Name)

(Document Number)

Certified Copies _____ Certificates of Status _____

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04/20/04--01038--002 **70.00

FILED
04 APR 19 PM 3:18
STATE
TALLAHASSEE, FLORIDA

OK 4/20

TRANSMITTAL LETTER

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

SUBJECT: Old Winter Garden Road Commerce Center,
(PROPOSED CORPORATE NAME - MUST INCLUDE SUFFIX)
A Condominium Association, Inc.

Enclosed is an original and one(1) 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: Bruce C. Myrick
Name (Printed or typed)

P.O. Box 616278
Address

Orlando, FL 32861
City, State & Zip

407-340-7552
Daytime Telephone number

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

EXHIBIT B

ARTICLES OF INCORPORATION OF

OLD WINTER GARDEN ROAD COMMERCE CENTER,
A CONDOMINIUM ASSOCIATION, INC.

FILED
04 APR 19 PM 3:18
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

We the undersigned, hereby act to form a corporation not for profit under the laws of the State of Florida, pursuant to Chapter 617, *Florida Statutes*, and hereby certifying the following:

ARTICLE I. NAME

The name of this non-profit corporation shall be: OLD WINTER GARDEN ROAD COMMERCE CENTER, A CONDOMINIUM ASSOCIATION, INC.

ARTICLE II. PURPOSE

This corporation not for profit is formed for any lawful purpose including the following: to be the "Association" as defined in The Condominium Act, Chapter 718, Florida Statutes, for the operation of a non-residential condominium known as the OLD WINTER GARDEN ROAD COMMERCE CENTER, A CONDOMINIUM (the "Condominium"), located in Orange County, Florida. This Condominium is to be created pursuant to the provisions of The Condominium Act and this corporation shall serve as the Association to operate and administer the Condominium and carry out the functions and duties of the Association and Condominium as set forth in the Declaration of Condominium (the "Declaration of Condominium"), and the exhibits attached thereto, which together establish the Condominium.

ARTICLE III. MEMBERSHIP

Admission to and termination of membership in this corporation shall be governed by the Declaration of Condominium, that shall be filed for the Condominium among the Public Records of Orange County, Florida. The undersigned constitute the Sole Members of the Association until the recording of the Declaration of Condominium naming the Association as the condominium association. On recording of the Declaration of Condominium, Orlando Development Group I LLC, a Florida limited liability company (the "Developer") shall own all of the memberships of the corporation. When the purchase price is paid and the deed to a Condominium Unit is issued and recorded, the Owner automatically becomes a member. Ownership of a Unit shall be a prerequisite to exercising any rights, powers and privileges as a Member. This membership shall automatically terminate when such person or corporation is no longer the owner of a condominium unit.

ARTICLE IV. DURATION

This non-profit corporation shall have perpetual existence.

ARTICLE V. INCORPORATORS

The names and addresses of the subscribers to these Articles of Incorporation are:

Bruce C. Myrick	P. O. Box 616278	Orlando, Florida 32861
Robert L. Kershner	6638 Conway Lakes Drive	Orlando, Florida 32812
Martin L. Page	8417 Sand Lake Shores Ct.	Orlando, Florida 32836

ARTICLE VI. BOARD OF DIRECTORS

Section 1. The affairs of the corporation shall be managed and governed by a board of directors composed of not less than three (3) persons. 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 By-Laws.

Section 2. The following persons 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.

Bruce C. Myrick	P. O. Box 616278	Orlando, Florida 32861
Robert L. Kershner	6638 Conway Lakes Drive	Orlando, Florida 32812
Martin L. Page	8417 Sand Lake Shores Ct.	Orlando, Florida 32836

ARTICLE VII. CORPORATE OFFICERS

Section 1. The principal officers of the corporation shall be: president, vice-president, secretary, and treasurer who shall be elected from time to time in the manner set forth in the By-Laws adopted by the corporation. The office of secretary and treasurer may be combined.

Section 2. The names of the officers who are to serve until the first election of officers, pursuant to the terms of the Declaration of Condominium and the By-Laws, are as follows:

Bruce C. Myrick	President
Robert L. Kershner	Vice-President
Martin L. Page	Secretary/Treasurer

ARTICLE VIII. BY-LAWS

The By-Laws of the corporation shall initially be made and adopted by its first board of directors.

Prior to the time the property on which the Condominium is to be located and described in Article II hereinabove (the "Property") has been submitted to condominium ownership by the filing of the Declaration of Condominium, said first board of directors shall have full power to amend, alter or rescind said By-Laws by a majority vote.

After the Property has been submitted to condominium ownership by filing of the Declaration of Condominium, the By-Laws may be amended, altered, supplemented or modified by the membership at the annual meeting, or at a duly convened special meeting of the membership, by vote, as follows:

A. If the proposed change has been approved by the unanimous vote of the Board of Directors, then it shall require only 51% of the total proportional vote of the membership to be adopted (51% of the proportional vote to be calculated using the unit percentage of ownership table in Exhibit "A-2" to the Declaration of Condominium).

B. If the proposed change has not been approved by the unanimous vote of the Board of Directors, then the proposed change must be approved by 75% or more of the total proportional vote of the membership (75% of the proportional vote to be calculated using the unit percentage of ownership table in Exhibit "A-2" to the Declaration of Condominium).

ARTICLE IX. AMENDMENTS

Amendments to these Articles of Incorporation may be proposed by any member or director and shall be adopted in the same manner as is provided for the amendment of the By-Laws as set forth in Article VIII above. The amendment(s) shall be effective when a copy thereof, together with an attached certificate of its approval by the membership, sealed with the corporate seal, signed by the secretary or an assistant secretary, and executed and acknowledged

by the President or Vice-President, has been filed with the Secretary of State and all filing fees paid.

ARTICLE X. CORPORATE POWERS

This corporation shall have all of the powers set forth in Florida Statute 617.021, all of the powers set forth in The Condominium Act of the State of Florida, and all powers granted to it by the Declaration of Condominium and exhibits annexed thereto.

ARTICLE XI. DIVIDENDS AND STOCKS

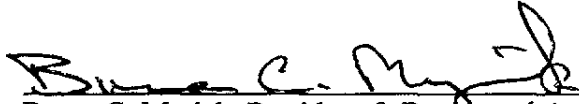
There shall be no dividends paid to any of the members, nor shall any part of the income of the corporation be distributed to its Board of Directors or officers. In the event there are any excess receipts over disbursements as a result of performing services, such excess shall be applied against future expenses. The corporation may pay compensation in a reasonable amount to its members, directors and officers for services rendered, may make reimbursement for expenses incurred on behalf of the corporation, 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 By-Laws. The voting rights of the owners of Units in the Condominium shall be as set forth in the Declaration of Condominium and/or By-Laws.

ARTICLE XII. REGISTERED OFFICE AND AGENT

The street address of the initial registered office of this Corporation is 7749 Minnie Rouse Lane, Orlando, FL 32835, and the name of the initial registered agent of this Corporation at that address is Bruce C. Myrick. The principal place of business is the same as the registered office.

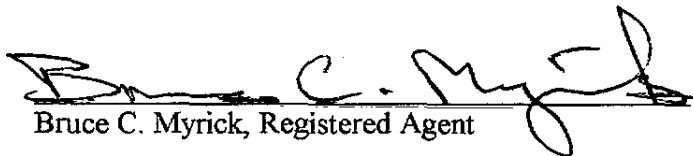
IN WITNESS WHEREOF, the subscribers hereto have hereunto set their hands and seals
this day of , 2004.


Bruce C. Myrick, President & Registered Agent


Robert L. Kershner, Vice President


Martin L. Page, Secretary/Treasurer

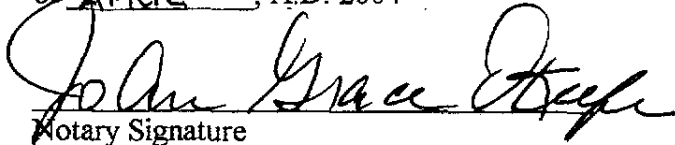
By signing below Bruce C. Myrick accepts the appointment as the initial registered agent for this corporation.


Bruce C. Myrick, Registered Agent

State of Florida
County of Orange

I hereby certify that on this day, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared Bruce C. Myrick, Robert L. Kershner, & Martin L. Page known to me to be the persons described in and who executed the foregoing instrument, who acknowledged before me that they executed the same, that I relied upon the following forms of identification of the above-named persons: driver's licenses.

Witness my hand and official seal in
the County and State last aforesaid this 9th DAY
of APRIL, A.D. 2004


Notary Signature



JO ANN GRACE O'KEEFE
Printed Name of Notary