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CAPITAL CONNECTION, INC.

417 E. Virginia Street, Suite 1 • Tallahassee, Florida 32301
(850) 224-8870 • 1-800-342-8062 • Fax (850) 222-1222

Crossroads Village Assoc

Signature _____

Requested by: *SW*

Name _____

Date 5/06

Time _____

Walk-In _____

Will Pick Up _____

☒ Art of Inc. File _____

____ LTD Partnership File _____

____ Foreign Corp. File _____

____ L.C. File _____

____ Fictitious Name File _____

____ Trade/Service Mark _____

____ Merger File _____

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____ RA Resignation _____

____ Dissolution / Withdrawal _____

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____ Certificate of Status _____

____ Certificate of Fictitious Name _____

____ Corp Record Search _____

____ Officer Search _____

____ Fictitious Search _____

____ Fictitious Owner Search _____

____ Vehicle Search _____

____ Driving Record _____

____ UCC 1 or 3 File _____

____ UCC 11 Search _____

____ UCC 11 Retrieval _____

____ Courier _____

ARTICLES OF INCORPORATION
OF
CROSSROADS VILLAGE ASSOCIATION, INC.

FILED
04 MAY 26 PM 1:20
CLERK OF STATE
TALLAHASSEE, FLORIDA

I, THE UNDERSIGNED, hereby subscribe to the following document for the purpose of forming a corporation under the laws of the State of Florida, providing for the formation, liability, rights, privileges, and immunities of a corporation not for profit.

ARTICLE I

The name of the corporation shall be CROSSROADS VILLAGE ASSOCIATION, INC.

ARTICLE II

The street address of the initial principal office of this corporation is 1333 S. University Drive, Suite 208, Plantation, Florida 33324 and the name and address of the initial registered agent of this corporation is MOODY, JONES & MONTEFUSCO, P.A., 1333 S. University Drive, Suite 201, Plantation, Florida 33324. The Board of Directors may, from time to time, move the principal office to any other address in Florida.

ARTICLE III

The nature of the business or purpose to be conducted are any and all activities as are lawful and required for the proper operation, maintenance and management of the common areas in that certain shopping center described as approximately 13.02 acres of land lying East of Wickham Road in Brevard County, Florida, and commonly known as Crossroads Village, including but not limited to the operation, maintenance and management of the Surface Water or Storm Water Management System in a manner consistent with the St. John's River Water Management District permits and requirements and applicable district rules.

The corporation shall further assist in the enforcement of the Declaration of Covenants and Restrictions upon the property more particularly set forth herein above which relate to the Surface Water or Storm Water Management System. The corporation shall levy and collect adequate assessments against members of the association for the cost of maintenance and

operation of the common areas as well as the Surface Water and Storm Water Management System.

ARTICLE IV

Directors of the corporation are to be elected through the method of election of directors as stated in the by-laws.

ARTICLE V

The members of the corporation shall be those persons, firms or corporation owning any portions of the real property more particularly set forth hereinabove and the voting interest shall more specifically set forth in the by-laws.

ARTICLE VI

The corporation shall have perpetual existence, commencing on the date of the filing of these articles with the Secretary of State for the State of Florida. In the event of termination, dissolution or final liquidation of this corporation, the responsibility for the operation and maintenance for the Surface Water or Storm Water Management System shall be transferred to and accepted by an entity approved in writing by the St. John's River Water Management District prior to such termination, dissolution or liquidation.

ARTICLE VII

The business of this corporation shall be conducted by a Board of Directors, which shall consist of not less than one (1) and no more than five (5) directors.

The officers of this corporation shall be President and Secretary/Treasurer, and such other officers as may be set forth in the By-Laws.

ARTICLE VIII

The name and address for the members of the first Board of Directors, who shall hold office from the organization of this corporation to the first annual meeting thereof, or until their successors are elected and have qualified, are as follows:

Robert Kurlander

1333 S. University Drive, Suite 208
Plantation, Florida 33324

Stephen B. Kelly

5021 West Laurel Street, Suite 200
Tampa, FL 33607

ARTICLE IX

The following shall hold office named until their successor shall be regularly elected and qualified:

President

Robert Kurlander
1333 S. University Drive, Suite 208
Plantation, Florida 33324

Secretary/Treasurer

Stephen B. Kelly
5021 West Laurel Street, Suite 200
Tampa, FL 33607

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ARTICLE X

The name and address of the subscriber is: Robert Kurlander, 1333 S. University Drive, Suite 208, Plantation, Florida, 33324.

ARTICLE XI

The corporation hereby designates Moody, Jones & Montefusco, P.A., as Registered Agent for service of process.

Said registered agent having been named to accept service of process for the corporation agrees to act in this capacity and agrees to comply with the provisions of the Florida Statute 48.901 relative thereto.

Moody, Jones & Montefusco, P.A.

BY: 

STEVE E. MOODY, President

I THE UNDERSIGNED, being the subscriber named for the purpose of forming a corporation not for profit within the State of Florida, do make and file these Articles of Incorporation, hereby declaring and certifying that the facts herein stated are true and accordingly have hereunto set my hand and seal this 24 day of May, 2004.


ROBERT KURLANDER

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me this 24th day of May, 2004 by
Robert Kurlander.

ToniAnn Ventrice
Notary Public
State of Florida

TONIANN VENTRICE
Print, Type or Stamp Commissioned
Name of Notary Public

Personally Known X OR Produced Identification _____

Type of Identification Produced: _____

My Commission Expires:

 Toni Ann Ventrice
My Commission DD290452
Expires February 12, 2008

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CLERK OF DISTRICT COURT
JULIA S. ALABRITTE, CLERK
STATE OF FLORIDA