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## FLORIDA NON-PROFIT CORPORATION

Bay Commercial Center Owners Association, Inc.

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**ARTICLES OF INCORPORATION  
OF  
BAY COMMERCIAL CENTER OWNERS ASSOCIATION, INC.**

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SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

The undersigned hereby executes these Articles of Incorporation for the purpose of forming a not for profit corporation under Chapter 617.0202 Florida Statutes.

**ARTICLE I  
NAME**

The name of the corporation shall be BAY COMMERCIAL CENTER OWNERS ASSOCIATION, INC., a not-for-profit Florida corporation (the "Association").

**ARTICLE II  
PURPOSE**

The purpose and objective of the Association shall be to administer the operation and management of the Common Area and facilities established within Bay Commercial Center and to undertake the performance of the acts and duties incident to the administration and the operation and management of Bay Commercial Center and in accordance with the terms, provisions, covenants and restrictions contained in these Articles, the Declaration of Covenants, Conditions and Restrictions for Bay Commercial Center (the "Covenants") as recorded in the Public Records of Brevard County, Florida, the By Laws (the "By Laws") of this corporation, and to otherwise deal with such property, whether real or personal, as may be necessary or convenient in the administration of said property. The Association shall be conducted as a not for profit Florida corporation. The terms used in these Articles shall have the same meaning as set forth in the Covenants.

**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 law pursuant to which this corporation is chartered, and all of the powers and privileges which may be granted unto said corporation or exercised by it under any other applicable laws of the State of Florida.

B. All of the powers reasonably necessary to implement and effectuate the purposes of the Association, including, but not limited to:

1. Making and establishing reasonable rules and regulations governing the use of the Common Area in Bay Commercial Center as said terms may be defined in the Covenants.

THIS INSTRUMENT PREPARED BY:  
DALE A. DETTMER, ESQ.  
3114 S. Harbor City Boulevard  
Suite 201  
Melbourne, Florida 32901  
(407) 723-5646  
Bar No. 172988

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2. Levying and collecting assessments against Members of the Association to defray the common expenses of Bay Commercial Center as provided in the Covenants and in the Bylaws of this Association which may be hereafter adopted.

3. Maintaining, repairing, replacing, operating and managing the Common Area, including the right to reconstruct improvements after casualty and to make further improvement of the Common Area.

4. Contracting for maintenance of the Common Area of the Association.

5. Enforcing the provisions of the Covenants, these Articles of Incorporation and the Bylaws of the Association which may be hereafter adopted, and the rules and regulations governing the use of the Common Area as the same may be hereafter established.

6. To exercise, undertake and accomplish all of the rights, duties and obligations which may be granted to or imposed upon the Association pursuant to the Covenants.

7. The Association shall operate, maintain, and manage the Surface Water Management System in a manner consistent with the permit issued by the St. Johns River Water Management District, and applicable District rules, and shall assist in the enforcement of the restrictions and covenants contained herein. The Association shall levy and collect adequate assessments against Members of the Association for the cost of maintenance and operation of the Surface Water or Stormwater Management System. The assessments collected by the Association shall be used, *inter alia*, for the maintenance and repair of the Surface Water Management System included but not limited to work within retention areas, drainage structures and drainage easements.

#### **ARTICLE IV** **MEMBERS**

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

A. Every owner of a Lot which is subject to assessment shall be a Member of the Association. Membership shall be appurtenant to and may not be separated from ownership of any Lot which is subject to assessment.

B. Membership shall be established by the acquisition of fee title to a Lot in Bay Commercial Center or by acquisition of a fee ownership interest therein, whether by conveyance, devise, judicial decree or otherwise and the membership of a party shall be automatically terminated upon being divested of all title in and to a fee ownership interest in any Lot except that nothing herein contained shall be construed as terminating the membership of any party who may own two (2) or more Lots, so long as such person shall retain title to at least one Lot.

C. The interest 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 his Lot. 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 Covenants and in the said By Laws.

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D. The Association shall have two classes of voting membership:

Class A. Class A Members shall be all Owners, with the exception of the Developer, and shall be entitled to one vote for each Lot owned. When more than one person holds an interest in any Lot, all such persons shall be Members. The vote for such Lot shall be exercised as they determine, but in no event shall more than one vote be cast with respect to any Lot.

Class B. The Class B Member shall be the developer, Bay Commercial Center, LLC, a limited liability company. The rights of the Class B Member shall be as specified in the Covenants. The Class B Membership shall terminate and become converted into Class A Membership in the manner and at the time as described in the Covenants.

#### ARTICLE V TERM

The Association shall have perpetual existence. If the Association shall be voluntarily dissolved, the assets shall be dedicated to a public body or conveyed to a non-profit organization having purposes as set forth in Article II hereof. Further in the event of termination, dissolution or final liquidation of the Association, the responsibility for the operation and maintenance of the Surface Water or Stormwater Management System shall be transferred to and accepted by an entity which shall comply with Section 40C-42.027, Florida Administrative Code, and which shall be approved by the St. Johns River Water Management District prior to such termination, dissolution or liquidation.

#### ARTICLE VI LOCATION

The principal office of the Association shall be located at 2855 Kirby Avenue NE, Suite 4, Palm Bay, FL 32905, but the Association 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.

#### ARTICLE VII DIRECTORS

The affairs of the Association shall be managed by the Board of Directors. The number of Members of the first Board of Directors of the Association shall be three (3), except as may be changed from time to time by the Bylaws of the Association. The Members of the Board of Directors shall be elected as provided by the Bylaws of the Association. The Board of Directors shall be Members of the Association or shall be authorized representatives, officers or employees of a corporate Member of this Association. Any vacancies in the Board of Directors occurring before the first election will be filled by the remaining directors. The first election of Directors shall be held within sixty (60) days from the date that the Developer transfers control of the Association to the Lot owners and thereafter, election of Directors shall be held once a year at the annual membership meeting.

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The names and addresses of the Members of the first Board of Directors who shall hold office until their successors are elected and have qualified, or until removed, are as follows:

- |    |  |    |   |
|----|--|----|---|
| 1. | Steven D. Fredricks<br>2855 Kirby Avenue NE<br>Suite 4<br>Palm Bay, FL 32905 | 2. | Edgar Vanags<br>2855 Kirby Avenue NE<br>Suite 4<br>Palm Bay, FL 32905 |
| 3. | Lois A. Fredericks<br>2855 Kirby Avenue NE<br>Suite 4<br>Palm Bay, FL 32905  |    |   |

#### **ARTICLE VIII** **OFFICERS**

The Board of Directors shall elect a President, Vice President, Secretary and a Treasurer and as many additional Vice Presidents, Assistant Secretaries and Assistant Treasurers as the Board of Directors shall determine. The President shall be elected from among the membership of the Board of Directors but no other officer needs to be a Director. The same person may hold two (2) offices, the duties of which are not incompatible; provided however, that the office of the President and Vice President shall not be held by the same person, nor shall the office of President, Secretary, Treasurer, Assistant Secretary or Assistant Treasurer be held by the same person.

The affairs of the Association shall be administered by the officers designated in the Bylaws of the Association. Said officers will be elected by the Board of Directors at its first meeting following the annual meeting of the Members of the Association and with the approval of the Board of Directors may employ a managing agent and/or such other managerial and supervisory personnel or entities to administer or assist in the administration of the operation and management of Bay Commercial Center, and the affairs of the Association, and any such person or entity may be so employed without regard to whether such person or entity is a Member of the Association or a director of the Association.

The names and addresses of the officers who will serve until their successors are designated are as follows:

**President/Secretary**

Steven D. Fredricks  
2855 Kirby Avenue NE  
Suite 4  
Palm Bay, FL 32905

**Vice President**

Edgar Vanags  
2855 Kirby Avenue NE  
Suite 4  
Palm Bay, FL 32905

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Treasurer

Lois A. Fredricks  
2855 Kirby Avenue NE  
Suite 4  
Palm Bay, FL 32905

#### **ARTICLE IX** **INCORPORATOR**

The name and address of the initial incorporator is as follows: Steven D. Fredricks, 2855 Kirby Avenue NE, Suite 4, Palm Bay, FL 32905.

#### **ARTICLE X** **BYLAWS**

The original By Laws of the Association shall be adopted by the Board of Directors and thereafter, such Bylaws may be altered or rescinded by the Board of Directors only in such manner as said Bylaws may provide.

#### **ARTICLE XI** **INDEMNIFICATION**

Every director and every officer of the Association shall be indemnified by the Association against all expenses and liabilities, including counsel fees, reasonably incurred by or imposed upon him in connection with any proceeding to which he may be a party, or in which he may become involved, by reason of his being or having been a director or officer of the Association, whether or not he is a director or officer at the time such expenses are incurred, except in such cases wherein the director or officer is adjudged guilty of willful misfeasance or malfeasance in the performance of his duties; provided, that, in the event of any claim for reimbursement of indemnification hereunder based upon a settlement by the director or officer seeking such reimbursement or indemnification, the indemnification herein shall only apply if the Board of Directors approves such settlement and reimbursement as being in the best interests of the Association. The foregoing right of indemnification shall be in addition to and not exclusive of all other rights to which such director or officer may be entitled.

#### **ARTICLE XII** **AMENDMENTS**

Any amendment or amendments to these Articles of Incorporation or to the Covenants may be proposed by the Board of Directors of the Association acting upon a vote of the majority of the Directors, or by the Members of the Association owning a majority of the Lots in Bay Commercial Center, whether meeting as Members or by instrument in writing signed by them. Upon any amendment or amendments to these Articles being proposed by said Board of Directors or Members, such proposed amendment or amendments shall be transmitted to the President of the Association or other officer of the Association in the absence of the

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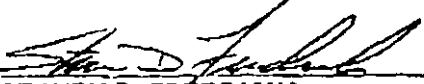
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President, who shall thereupon call a special meeting of the Members of the Association for a date not sooner than twenty (20) days nor later than sixty (60) days from the receipt by him of the proposed amendment or amendments, and it shall be the duty of the Secretary to give to each Member written or printed notice of such meeting, stating the time and place of the meeting and reciting the proposed amendment or amendments in reasonably detailed form, which notice shall be mailed or presented personally to each Member not less than ten (10) days nor more than thirty (30) days before the date set for such meeting. Any Member may, by written waiver of notice signed by such Member, waive such notice, and such waiver when filed in the records of the Association, whether before or after the holding of the meeting, shall be deemed equivalent to the giving of such notice to such Member. At such meeting the amendment or amendments proposed must be approved by an affirmative vote of the Members owning not less than fifty (50%) percent of the Lots in Bay Commercial Center in order for such amendment or amendments to become effective. Thereupon, such amendment or amendments of these Articles shall be transcribed and certified in such form as may be necessary to register the same in the Office of the Secretary of State of Florida; and upon the registration of such amendment or amendments with said Secretary of State, a certified copy thereof shall be recorded in the public records of Brevard County, Florida within ten (10) days from the date on which the same are so registered. At any meeting held to consider such amendment or amendments of these Articles, the written vote of any Member of the Association shall be recognized, if such Member is not in attendance at such meeting or represented there at by proxy, provided such written vote is delivered to the Secretary of the Association at or prior to such meeting.

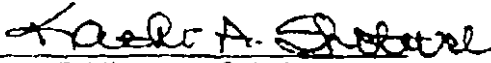
Notwithstanding the foregoing provisions of this Article XII, no amendment or amendments to these Articles which shall abridge, amend or alter the rights of the developer, Fiber Science, Inc., a Florida corporation, to designate and select Members of the Board of Directors of the Association as provided in the Covenants may be adopted or become effective without the written consent of Bay Commercial Center, LLC, prior to the time that Class B Membership shall terminate.

IN WITNESS WHEREOF, the subscribers have hereunto set their hands and seals this 27th day of April, 2005.

  
STEVEN D. FREDRICKS  
Incorporator

STATE OF FLORIDA  
COUNTY OF BREVARD

BEFORE ME, the undersigned authority, personally appeared STEVEN D. FREDRICKS, personally known to me, who being by me first duly sworn, acknowledged that they executed the foregoing Articles of Incorporation for the purposes therein expressed on this 27th day of April, 2005.

  
Notary Public, State of Florida  
My Commission expires:



Kathi A. Shotwell  
Commission # DD259862  
Expires October 20, 2007  
Barnes & Noble Book Store, Inc. 800-365-7018

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**CERTIFICATE OF RESIDENT AGENT**

Pursuant to Chapter 48.091, Florida Statutes, the following is submitted in compliance with said Act: BAY COMMERCIAL CENTER OWNERS ASSOCIATION, INC., a corporation not for profit, desiring to organize under the laws of the State of Florida, with its principal office, as indicated in the Articles of Incorporation, at Melbourne, County of Brevard, State of Florida, has named Steven D. Fredricks, located at 2855 Kirby Avenue NE, Suite 4, Palm Bay, FL 32905, as its agent 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 Act relative to keeping open said office.



Steven D. Fredricks, Resident Agent

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