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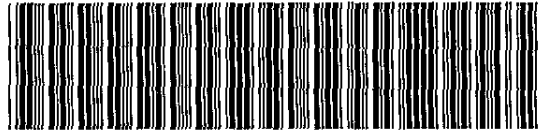
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TALLAHASSEE, FLORIDA

28,5-2



CORPORATION SERVICE COMPANY\*

ACCOUNT NO. : 072100000032

REFERENCE : 386173 85036A

AUTHORIZATION : *Patricia Pigute*

COST LIMIT : \$ 78.75

ORDER DATE : May 23, 2005

ORDER TIME : 10:46 AM

ORDER NO. : 386173-005

CUSTOMER NO: 85036A

CUSTOMER: Robert A. Forlizzo, Esq  
Forlizzo Law Group, P.a.

2903 Rigsby Lane

Safety Harbor, FL 34695

DOMESTIC FILING

NAME: PARAISO PARC COMMERCIAL  
ASSOCIATION, INC.

EFFECTIVE DATE:

XX ARTICLES OF INCORPORATION  
       CERTIFICATE OF LIMITED PARTNERSHIP  
       ARTICLES OF ORGANIZATION

PLEASE RETURN THE FOLLOWING AS PROOF OF FILING:

XX CERTIFIED COPY  
       PLAIN STAMPED COPY  
       CERTIFICATE OF GOOD STANDING

CONTACT PERSON: Darlene Ward - EXT. 2935

EXAMINER'S INITIALS: \_\_\_\_\_

FILED  
05 MAY 23 PM 3:32  
SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

**ARTICLES OF INCORPORATION  
OF  
PARAISO PARC COMMERCIAL ASSOCIATION, INC.**

**A Florida Corporation Not For Profit**

The undersigned incorporator, a resident of the State of Florida, and of full age, hereby makes, subscribes, acknowledges and files with the Department of the State of Florida these Articles of Incorporation for the purpose of forming a corporation not for profit under the laws of the State of Florida.

**ARTICLE I  
NAME AND PRINCIPAL OFFICE ADDRESS**

The name of this corporation is **PARAISO PARC COMMERCIAL ASSOCIATION, INC.**, a Florida corporation not for profit (hereinafter called the "Association" in these Articles). The principal office and mailing address of this Corporation is 2901 Rigsby Lane, Safety Harbor, Florida 34695.

**ARTICLE II  
OFFICE AND REGISTERED AGENT**

This Association's registered office is 2901 Rigsby Lane, Safety Harbor, Florida 34695, Pinellas County, Florida, and its registered agent is ROBERT A. FORLIZZO, who maintains an office at 2903 Rigsby Lane, Safety Harbor, Florida 34695. Both this Association's registered office and registered agent may be changed from time to time by the Board of Directors as provided by law.

**ARTICLE III  
PURPOSE**

This Association does not contemplate pecuniary gain or profit to its Members and the specific purposes for which it is formed are to provide for the maintenance, preservation and repair of all private roads and any Surface Water Management Facilities within the Pembroke Pines Regional Shopping Center recorded in Plat Book 149, Page 12 respectively of the Public Records of Broward County, Florida.

## **ARTICLE IV**

### **POWERS**

Without limitation, this Association is empowered to:

(a) Declaration. Exercise all rights, powers, privileges and perform all duties, of this Association set forth in that certain Declaration of Covenants and Conditions of Paraiso Parc Commercial Association, Inc. (the "Declaration") applicable to the property and recorded or to be recorded in the Public Records of Broward County, Florida, and as the same may be amended from time to time as therein provided, said Declaration being incorporated herein as if set forth in full.

(b) Own and convey property.

(c) Operate and maintain common property, private roads and any surface water management system as permitted by the Southwest Florida Water Management District including all inlets, ditches, swales, culverts, water control structures, retention and detention areas, ponds, lakes, floodplain compensation areas, wetlands and any associated buffer areas, and wetland mitigation areas which are contained within the Subdivision and which are not owned and dedicated to a governmental entity.

(d) Establish rules and regulations.

(e) Assess Members and enforce said assessments.

(f) Sue and be sued.

(g) Contract for services to provide for operation and maintenance if the Association contemplates employing a maintenance company.

(h) Require all the Tract owners to be Members.

(i) Exist in perpetuity. However, if the Association is dissolved; (1) the property consisting of the Surface Water Management Facilities shall be conveyed to an appropriate agency of local government, and if not accepted, then the Surface Water Management Facilities shall be dedicated to a similar non-profit corporation; and (2) without first offering to dedicate the common areas to Broward County or other appropriate governmental agency, any common area may not be transferred by sale, or otherwise, except to a non-profit organization conceived and organized to maintain such common areas.

(j) Take any other action necessary for the purposes for which the Association is organized.

(k) Rules. From time to time adopt, alter, amend, rescind and enforce reasonable rules and regulations governing the use of the common area consistent with the rights and duties established by the Declaration and these Articles.

(l) General. Have and exercise all common law rights, powers and privileges and those that a corporation not for profit may now or hereafter have or exercise under the laws of the State of Florida, together with all other rights, powers and privileges reasonable to be implied from the existence of any right, power or privilege so granted. The Association may enter into litigation, mediation or arbitration to enforce their rights as stated herein or to defend themselves against any claims made against the Association.

(m) Enforcement. To enforce by legal means the obligations of the Members of the Corporation, the provisions of the Declaration, and the provision of the dedication or conveyance of the corporate property to the Corporation with respect to the use and maintenance thereof.

## **ARTICLE V**

### **VOTING RIGHTS**

The Association shall have one (1) class of voting membership which shall be comprised of the Owners of Tracts in the Subdivision. Each Owner shall have one (1) vote for each Tract owned; provided, however, the Developer as defined in the Declaration shall be entitled to appoint a majority of the Board of Directors as long as the Developer owns any Tract in the Subdivision. Within sixty (60) days of the sale of the last Tract owned by Developer, it will transfer control of the Board of Directors to the Members of the Association.

## **ARTICLE VI**

### **MEMBERSHIP**

Every person who from time to time holds the record fee simple title to, or any undivided fee simple interest in, any Tract that is subject to the provisions of the Declaration is a member of this Association, including contract sellers, but excluding all other persons who hold any interest in any Tract merely as security for the performance of an obligation. An Owner of more than one Tract is entitled to one membership for each Tract owned. Membership is appurtenant to, and may not be separated from, ownership of at least one Tract that is subject to the provisions of the Declaration, and membership may not be transferred other than by transfer of title to such Tract. Each membership is transferred automatically by conveyance of title of a Tract.

## **ARTICLE VII**

### **BOARD OF DIRECTORS**

Section 1. This Association's affairs are managed by a Board of Directors initially composed of three (3) Directors. The number of Directors from time to time may be changed by amendment to this Association's By-Laws, but at all times it must be a number that is a multiple of three (3). The initial Directors named below or successors appointed by the Developer shall serve until the

Developer turns control of the Association over to the Members as provided in Article V hereof. The term of office for all Directors is one (1) year. Before any such annual meeting, all vacancies occurring on the Board of Directors, if any, will be filled by majority vote of the remaining Directors, even if less than a quorum. Any Director may succeed himself or herself in office. All Directors will be elected by secret written ballot. Each member may cast as many votes for each vacancy as such member has; and the person receiving the largest number of votes cast for each vacancy is elected. Cumulative voting is not permitted. Directors need not be Association Members.

Section 2. The names and addresses of the persons who will serve as Directors until their successors have been duly elected and qualify, unless they sooner die, resign, or are removed, are:

Name:           MICHAEL P. CONNOR  
                  2901 Rigsby Lane  
                  Safety Harbor, FL 34695

                  GEORGE K. KIDMAN  
                  2901 Rigsby Lane  
                  Safety Harbor, FL 34695

                  ROBERT A. FORLIZZO  
                  2903 Rigsby Lane  
                  Safety Harbor, Florida 34695

#### **ARTICLE VIII** **INCORPORATOR**

The name and residence of the incorporator is:

Name:           ROBERT A. FORLIZZO  
  
Address:        2903 Rigsby Lane  
                  Safety Harbor, FL 34695

#### **ARTICLE IX** **DISSOLUTION**

This Association may be dissolved in the manner from time to time provided by the laws of the State of Florida and with the assent given in writing and signed by not less than sixty percent (60%) of the Members. Upon dissolution of this Association, in any manner other than incident to a merger or consolidation, all of this Association's assets must be conveyed pursuant to the provisions of Article IV hereof.

**ARTICLE X**  
**DURATION**

This Association exists perpetually.

**ARTICLE XI**  
**BYLAWS**

This Association's By-Laws initially will be adopted by the Board of Directors. Until the Developer (as defined in the Declaration) or his successors and assigns, transfer control of the Association to the Members as provided in Article VI of the Declaration, only the Developer may amend the By-Laws. Thereafter, the By-Laws may be altered, amended, or rescinded with the approval of sixty percent (60%) of the Members.

**ARTICLE XII**  
**AMENDMENTS**

Amendments to these Articles may be proposed and adopted in the manner from time to time provided by the laws of the State of Florida, provided that the Developer as long as it owns any Tract may amend these Articles on its signature alone. Once the Developer transfers control of the Association, each such amendment must have the approval in writing of sixty percent (60%) of the entire membership.

**ARTICLE XIII**  
**INTERPRETATION**

Express reference is made to the Declaration where necessary to interpret, construe, and clarify the provisions of the Articles. Without limitation, all terms defined in the Declaration have the same meaning where used in these Articles. By subscribing and filing these Articles, the incorporators intend its provisions to be consistent with the provisions of the Declaration and to be interpreted, construed, and applied with those of the Declaration to avoid inconsistencies or conflicting results.

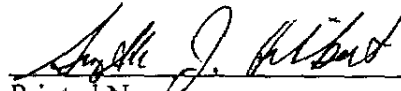
**IN WITNESS WHEREOF**, for the purpose of forming this corporation under the laws of the State of Florida, I, the undersigned, constituting the incorporator of this Association, have executed these Articles of Incorporation this 30th day of May, 2005.

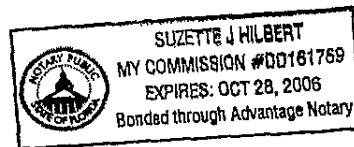
  
ROBERT A. FORLIZZO, Incorporator

STATE OF FLORIDA       )  
COUNTY OF PINELLAS    )

BEFORE ME, the undersigned authority, this day personally appeared ROBERT A. FORLIZZO, to me well known to be the person described in, and who signed the foregoing Articles of Incorporation of **PARAISO PARC COMMERCIAL ASSOCIATION, INC.**, a Florida Corporation Not For Profit, and who acknowledged to me that he executed and subscribed such Articles for the purposes set forth herein. He is personally known to me.

WITNESS my hand and official seal this 24 day of May, 2005.

  
Printed Name: \_\_\_\_\_  
Notary Public                      **SUZETTE HILBERT**  
My Commission Expires:






**CERTIFICATE DESIGNATING PLACE OF BUSINESS OR DOMICILE FOR  
THE SERVICE OF PROCESS WITHIN THE STATE OF FLORIDA AND NAMING  
THE REGISTERED AGENT UPON WHOM PROCESS MAY BE SERVED**

**PARAISO PARC COMMERCIAL ASSOCIATION, INC.** desiring to organize under the laws of the State of Florida, as a corporation not for profit, with its principal office, as indicated in its Articles of Incorporation, at 2901 Rigsby Lane, Safety Harbor, Florida 34695, County of Pinellas, State of Florida, has named **ROBERT A. FORLIZZO**, whose business office is 2903 Rigsby Lane, Safety Harbor, Florida 34695, as its registered agent to accept service of process within Florida.

**ACCEPTANCE**

Having been named to accept service of process for the foregoing corporation at the place designated in this certificate, I hereby agree to act in this capacity, and I further agree to comply with the provisions of all statutes, including the duties and obligations imposed by Section 607.0505, relative to the proper and complete performance of my duties.

  
ROBERT A. FORLIZZO

Date: May 20, 2005

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05 MAY 23 PM 3:32  
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TALLAHASSEE, FLORIDA