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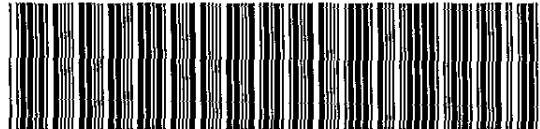
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05 JUN 14 PM 2:49

DEPARTMENT OF STATE  
DIVISION OF CORPORATIONS  
TALLAHASSEE, FLORIDA

FILED  
SECRETARY OF STATE  
DIVISION OF CORPORATIONS  
05 JUN 14 PM 1:04

B. McKnight JUN 15 2005

MEMORANDUM

TO: LYNDA  
FROM: TRINA *JAC*  
DATE: June 13, 2005  
RE: Remarc - East Kaley  
File No.: 38096.11

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Enclosed is an original and 1 copy of an Articles of Incorporation, along with a check request and check in the amount of \$70.00 to cover the filing fee in the above referenced matter. Please have Dwyane hand deliver to the Florida Department of State as follows:

1. File the original Articles of Incorporation with check for filing fee.
2. Have the copy date stamped and return it to us.

Please call me if you have any questions.

**ARTICLES OF INCORPORATION  
OF  
EAST KALEY STREET CONDOMINIUM ASSOCIATION, INC.  
(A Florida Not-for-Profit Corporation)**

FILED STATE  
SECRETARY OF CORPORATIONS  
05 JUN 14 PM 1:04

ARTICLE I.

NAME

The name of the corporation shall be EAST KALEY STREET CONDOMINIUM ASSOCIATION, INC. (the "Association").

ARTICLE II.

REGISTERED AGENT

The initial registered agent of the Association shall be Valerie L. Lord, whose address is 600 South Northlake Boulevard, Suite 160, Altamonte Springs, Florida 32701.

ARTICLE III.

PRINCIPAL OFFICE

The principal office of the Association is 330 East Kaley Street, Orlando, Florida 32806.

ARTICLE IV.

COMMENCEMENT AND DURATION

The Association's duration shall be perpetual, unless it is hereafter dissolved according to law.

ARTICLE V.

PURPOSES AND POWERS

This Association does not contemplate pecuniary gain or profit to the Members thereof, and the specific purposes for which it is formed are to provide for maintenance,

preservation and control of the Common Elements and Association Property (as defined in the Declaration) within that certain tract of land described on Exhibit "A", attached hereto and made a part hereof (***Condominium Property***). Other purposes are as follows:

(a) to exercise all of the powers and privileges and to perform all of the duties and obligations of the Association as set forth in that certain Declaration of Condominium (***Declaration***), applicable to the Condominium Property and recorded or to be recorded in the Office of the Clerk of the Circuit Court in and for Orange 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 at length;

(b) to fix, levy, collect and enforce payment by any lawful means, all charges or Assessments pursuant to the terms of the Declaration; to pay all Common Expenses in connection therewith and all office and other expenses incident to the conduct of the business of the Association, including all licenses, taxes or governmental charges levied or imposed against the Association Property;

(c) to dedicate, sell or transfer all or any part of the Common Elements to any public agency, authority, or utility for such purposes and subject to such conditions as may be agreed to by the Members;

(d) to have to exercise, any and all power, rights and privileges which a corporation may do and perform, including those generally allowed by the laws of Florida relative to nonprofit corporation, as now existing, or as the law may henceforth provide, as from time to time may be necessary or expedient to the exercise of any and all of its corporate functions, powers and rights.

## ARTICLE VI.

### MEMBERSHIP

Every person or entity who is a record owner of a fee or undivided fee interest in any Condominium Parcel (as defined in the Declaration) which is subject by the Declaration to assessment by the Association, including contract sellers, shall be a Member of the Association. The foregoing is not intended to include persons or entities who hold an interest merely as security for the performance of an obligation. Membership shall be appurtenant to and may not be separated from ownership of any Condominium Parcel which is subject to assessment by the Association.

## ARTICLE VII.

### VOTING RIGHTS

The Association shall have two classes of voting membership:

Class A. Class A members shall be all Unit Owners (as defined in the Declaration) of Condominium Parcels except William E. Murphy, and shall be entitled to one vote for each Condominium Parcel owned. When more than one person holds an interest in a given Condominium Parcel, all such persons shall be Members and the vote for such Condominium Parcel shall be exercised as they determine among themselves, but in no event shall more than one vote be cast with respect to any Condominium Parcel. If the owners of a Condominium Parcel cannot agree as to how their vote shall be exercised, their vote shall not be counted.

Class B. The Class B member shall be William E. Murphy, who shall be entitled to exercise three (3) votes for each Condominium Parcel owned by him. Class B membership

shall cease and be converted to Class A membership when the total votes outstanding in Class A membership equal to the total votes outstanding in Class B membership, or on January 1, 2005, whichever first occurs, or upon voluntary cancellation by William E. Murphy. So long as there is Class B membership the following actions require prior approval of FHA/VA: Annexation of additional properties, dedication of Common Elements, dissolution, and amendment of the Articles of Incorporation.

#### ARTICLE VIII.

##### BOARD OF DIRECTORS

The affairs of the Association shall be managed by a Board of no more than five (5) nor less than three (3) Directors, who need not be members of the Association. The number of Directors may be changed by amendment of the By-laws of the Association. The names and addresses of the persons who initially are to act in the capacity of directors until the selection of their successors are:

<u>NAME</u>	<u>ADDRESS</u>
William E. Murphy	940 North Highland Avenue Suite 200 Orlando, Florida 32803
Anne Shard-Adams	940 North Highland Avenue Suite 200 Orlando, Florida 32803
Cheryl Murphy	940 North Highland Avenue Suite 200 Orlando, Florida 32803

ARTICLE VIII

DISSOLUTION

The Association may be dissolved with the unanimous written consent of all Members. Upon dissolution of the Association, other than incident to a merger or consolidation, the assets of the Association shall be distributed as provided in the Declaration.

ARTICLE IX.

INCORPORATOR

The name and address of the incorporator of these Articles is:

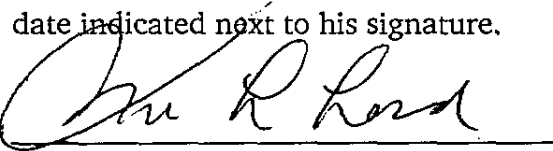
Valerie L. Lord, Esq.  
600 South Northlake Boulevard, Suite 160  
Altamonte Springs, Florida 32701

ARTICLE X.

AMENDMENTS

Amendments to these Articles of Incorporation shall be by resolution of a majority of the Members then entitled to vote.

The Association's incorporator, for the purpose of forming this not-for-profit corporation under the laws of Florida, has executed these Articles of Incorporation, on the date indicated next to his signature.

  
Valerie L. Lord  
Incorporator

10 June 2005  
Date

**Exhibit "A"**

Lots 3 and 4, Block "A", WILMA YELGIA, according to the Plat thereof recorded in Plat Book P, Page 14, of the Public Records of Orange County, Florida

**CERTIFICATE OF DESIGNATION  
REGISTERED AGENT/REGISTERED OFFICE**


Pursuant to the provisions of Sections 617.0501, Florida Statutes, the undersigned corporation, organized under the laws of the State of Florida, submits the following statement in designating the registered office/registered agent, in the State of Florida.

The name of the corporation is East Kaley Street Condominium Association, Inc.

The name and address of the registered agent and office is:

Valerie L. Lord, Esq.  
600 South Northlake Boulevard, Suite 160  
Altamonte Springs, Florida 32701

HAVING BEEN NAMED AS REGISTERED AGENT AND TO ACCEPT SERVICE OF PROCESS FOR THE ABOVE STATED CORPORATION AT THE PLACE DESIGNATED IN THIS CERTIFICATE, I HEREBY ACCEPT THE APPOINTMENT AS REGISTERED AGENT AND AGREE TO ACT IN THIS CAPACITY. I FURTHER AGREE TO COMPLY WITH THE PROVISIONS OF ALL STATUTES RELATING TO THE PROPER AND COMPLETE PERFORMANCE OF MY DUTIES, AND I AM FAMILIAR WITH AND ACCEPT THE OBLIGATION OF MY POSITION AS REGISTERED AGENT.

  
Valerie L. Lord

18 June 2005  
Date

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SECRETARY OF STATE  
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