

CAPITAL CONNECTION, INC.

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

Ridge Business Center
Property Owners Association, Inc.

- Art of Inc. File _____
- LTD Partnership File _____
- Foreign Corp. File _____
- L.C. File _____
- Fictitious Name File _____
- Trade/Service Mark _____
- Merger File _____
- Art. of Amend. File _____
- RA Resignation _____
- Dissolution / Withdrawal _____
- Annual Report / Reinstatement _____
- Cert. Copy _____
- Photo Copy _____
- Certificate of Good Standing _____
- 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 _____

Signature _____

Requested by: _____

Name _____

Date _____

Time _____

Walk-In _____

Will Pick Up _____

WL 7/5 11:00

**ARTICLES OF INCORPORATION
OF
RIDGE BUSINESS CENTER PROPERTY OWNERS ASSOCIATION, INC.
(not for profit)**

FILED
2005 JUN -5 P 2:31
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

The undersigned subscriber to these Articles of Incorporation, a natural person competent to contract, hereby forms a not for profit corporation under the laws of the State of Florida.

ARTICLE I

NAME

The name of the corporation is RIDGE BUSINESS CENTER PROPERTY OWNERS ASSOCIATION, INC., whose mailing address is: 295 First Street, South, Winter Haven, Florida 33880 and whose physical address is: 295 First Street, South, Winter Haven, Florida 33880.

ARTICLE II

INITIAL PRINCIPAL PLACE OF BUSINESS AND MAILING ADDRESS

The street address of the initial principal office of this Corporation in the State of Florida shall be 295 First Street, South, Winter Haven, Florida 33880. The mailing address of this Corporation shall be 295 First Street, South, Winter Haven, Florida 33880. The Board of Directors may from time to time move the principal office to any other address.

ARTICLE III

CORPORATE PURPOSE AND MEMBERS OF THE CORPORATION

Purpose of Corporation. The purpose of the corporation is to act as the association for the Ridge Business Center Complex, a planned unit development located in Polk County, Florida.

Membership in Association. Every Owner of a Lot in the development shall be a Member of the Association. Membership shall be appurtenant to and may not be separated from ownership of a Lot which is subject to assessment. The assessments allocated to Lot 9 shall be

five (5) times the annual assessment.

Voting Rights. Members shall be all Owners and shall be entitled to vote their shares, subject to the Declaration of Covenants, Conditions, Easements and Restrictions and of RIDGE BUSINESS CENTER, as recorded in the official records book of Polk County, Florida. When more than one person or entity holds an interest in a given Lot, all such persons or entities shall be Members and the vote for such Lot shall be exercised as they may determine among themselves but the shares shall be voted in one block. For example, if two shares are allocated to the owners of a Lot, both shares must be voted in the same way on any given issue as determined among the owners of that Lot. However, the owner of Lot 9 shall be entitled to five (5) votes.

Non-payment of Charges and Assessments. Any Member who is delinquent in the payment of any charges duly levied by the Association against the Lot shall not be entitled to a vote until all such charges together with such reasonable penalties as the Board of Directors of the Association may impose have been paid.

ARTICLE IV

DIRECTORS

This corporation shall have three (3) Directors initially. The number of Directors may be increased or diminished from time to time, as provided in the bylaws. Members of the first Board of Directors shall serve until their successors are elected or appointed and have qualified.

Directors shall be elected by a vote of the Members of the corporation as provided in the bylaws of the corporation.

The names and street address of the members of the first Board of Directors, are:

PETER E. CASSIDY

295 First Street, South
Winter Haven, Florida 33880

CAROL C. RHINEHART

295 First Street, South
Winter Haven, Florida 33880

MICHAEL H. CASSIDY

295 First Street, South
Winter Haven, Florida 33880

ARTICLE V

TERM OF EXISTENCE

The Corporation is to exist perpetually, beginning with the filing of these Articles of Incorporation with the Secretary of State of the State of Florida. If the corporation is dissolved, the property consisting of the surface water management system shall be conveyed to an appropriate agency of local government. If the appropriate agency does not accept the conveyance, the surface water management system shall be conveyed or dedicated to a similar nonprofit corporation.

ARTICLE VI

CORPORATE POWERS

The Corporation shall have the following powers:

1. The Corporation shall have all of the powers of a corporation not for profit in the State of Florida and all powers necessary to fulfill its duties and powers under the Declaration of Restrictions for Ridge Business Center Complex development. These powers shall include, but not be limited to the following:

- A. Own and convey property;
- B. Operate and maintain common property, specifically the surface water management system as permitted by the Southwest Florida Water Management District including all lakes, retention areas, culverts and related appurtenances;

- C. Establish rules and regulations;
- D. Assess members and enforce said assessments;
- E. Sue and be sued;
- F. Contract for services to provide for operation and maintenance if the Corporation contemplates employing a maintenance company;
- G. Require all property owners in the development to be Members; and
- H. Take any other action necessary for the purposes for which the Corporation is organized.

ARTICLE VII
INCORPORATOR

The names and addresses of the Incorporator to these Articles of Incorporation is:
Corporation, are:

PETER E. CASSIDY

295 First Street, South
Winter Haven, Florida 33880

Executed this 1st day of July, 2005.



PETER E. CASSIDY, Incorporator

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

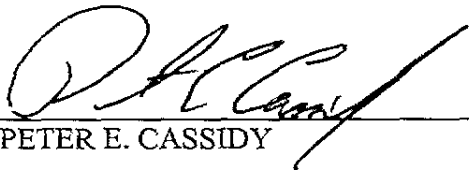
FILED
2005 JUL -5 P 2:31
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

In Pursuant of Chapter 48.091, Florida Statutes, the following is submitted, in compliance with said Act:

FIRST--- RIDGE BUSINESS CENTER PROPERTY OWNERS ASSOCIATION, INC., desiring to organize under the Laws of the State of Florida, with its principal office, as indicated in the Articles of Incorporation, in the City of **WINTER HAVEN**, State of **FLORIDA**, has named, **PETER E. CASSIDY**, located at 295 First Street, South, Winter Haven, Florida 33880, as its Agent to accept Service of Process within this State.

ACKNOWLEDGMENT: (Must be signed by Registered Agent).

Having been named to accept service of process for the above named 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. I am familiar with and accept the obligations of that position.



PETER E. CASSIDY