

N05000008691

Ryan Curtis

(Requestor's Name)

13820 W. Newberry Rd.

(Address)

Jonesville, FL 32669

(Address)

(City/State/Zip/Phone #)

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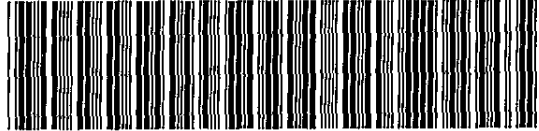
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DEPARTMENT OF REVENUE
TALLAHASSEE, FLORIDA

ARTICLES OF INCORPORATION
OF
TOWER VENTURES OFFICE PARK BUILDING 1 CONDOMINIUM
OWNER'S ASSOCIATION, INC.
A CORPORATION NOT-FOR-PROFIT

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05 AUG 24 AM 9:01
CLERK OF STATE
TALLAHASSEE, FLORIDA

In order to form a corporation under and in accordance with the provisions of the laws of the State of Florida for the formation of corporations not for profit, we, the undersigned, hereby associate ourselves into a corporation for the purposes and with the powers hereinafter mentioned, and to that end we do, by these Articles of Incorporation, set forth:

ARTICLE I.

The name of this corporation shall be as indicated in the title of this instrument. This corporation shall hereinafter be referred to as the "Association." The mailing address of the corporation shall be 100 SW 75th Street, Ste. 103, Gainesville, Florida 32607.

ARTICLE II.

The purpose for which the Association is organized is to provide an entity pursuant to Chapter 718, Florida Statutes, hereinafter referred to as the "Condominium Act," to operate TOWER VENTURES OFFICE PARK BUILDING 1 CONDOMINIUM (hereinafter referred to as the "Condominium") at 100 SW 75th Street, Gainesville, Florida 32607, Alachua County, Florida.

ARTICLE III.

The Association shall have the following powers:

1. The Association shall have the powers and privileges granted to corporations not-for-profit except where the same are in conflict with the Declaration of Condominium and Exhibits attached thereto.

2. The Association shall have all the powers reasonably necessary to implement and effectuate the purposes of the Association, except as limited herein, as specified in the Declaration of Condominium and F.S. 718.111 including, but not limited to:

a. To make and establish Rules and Regulations governing the use of the Condominium Property.

b. To levy and collect assessments against members of the Association to defray the expenses of the Condominium as provided for in the Declaration of Condominium and Exhibits attached thereto, and to use the proceeds of assessments and charges in the exercise of its powers and duties.

c. To maintain, improve, repair, reconstruct, replace, operate, and manage the Condominium Property.

d. To contract for the management of the Condominium and to delegate in such contract all or any part of the powers and duties of the Association.

e. To enforce the provisions of said Declaration of the Condominium and Exhibits attached thereto and the Rules and Regulations governing the use of said Condominium.

f. To exercise, undertake, and accomplish all of the rights, duties, and obligations that may be granted to or imposed upon the Association.

g. As provided in the Declaration of Condominium, to acquire and enter into agreements whereby the Association acquires leaseholds, membership, and other possessory or use interests in lands or facilities, whether or not contiguous to the lands of the Condominium intended to provide for the enjoyment, recreation, or other use or benefit of the members.

h. To purchase insurance upon the Condominium Property and insurance for the protection of the Association and its members as unit owners.

i. To reconstruct and repair improvements after casualty and to construct additional improvements to the Condominium Property.

j. To employ personnel to perform the services required for the proper operation of the Condominium.

The provisions of the Declaration of Condominium and Exhibits attached thereto, which provide for the conduct of the affairs of the Association and create, divide, limit, and regulate the powers of the Association, directors, and members shall be deemed provisions hereof.

ARTICLE IV.

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

1. The owners of all units in the Condominium shall be members of the Association. No other persons or entities shall be entitled to membership.

2. Subject to the provisions of the Declaration of Condominium and the By-laws of this Association, membership shall be established by the acquisition of fee title to a unit in the Condominium. The membership of any party shall be automatically terminated upon being divested of title to all units owned by such member of the Condominium.

3. On all matters on which the membership shall be entitled to vote each member shall have one (1) vote for each unit in the Condominium owned by such member. Such vote may be exercised or cast by the owner or owners of each unit in such manner as is provided for in the Declaration or in the By-laws adopted by the Association.

4. Until such time as the Condominium Property, which this Association is intended to operate, is submitted to Condominium ownership by the recordation of the Declaration of Condominium the membership of the Association shall be comprised of the incorporators to these Articles, each of whom shall be entitled to cast one (1) vote on all matters on which the membership shall be entitled to vote.

ARTICLE V.

The Association shall have perpetual existence and shall commence upon the filing of these Articles of Incorporation with the Florida Secretary of State.

ARTICLE VI.

The principal office of the Association shall be located on the Condominium Property at 100 SW 75th Street, Gainesville, Florida 32607. The registered office of the Association shall be located at 13820 W. Newberry Rd., Ste. 300, Jonesville, Florida 32669 and the registered agent at such address shall be Ryan C. Curtis.

ARTICLE VII.

The affairs of the Association will be managed by a Board of Directors initially consisting of three (3) directors, who need not be members of the Association.

At such time as the members are entitled to elect all directors as set forth in F.S. 718.301 and are subject to the provisions of the By-laws, the Board of Directors shall consist of three (3) members.

Directors of the Association shall be elected at the annual meeting in the manner provided in the By-laws. Directors may be removed and vacancies on the Board of Directors shall be filled in the manner provided in the By-laws.

The directors named in these Articles shall serve pursuant to the By-laws and the Condominium Act, and any vacancies in their number occurring shall be filled as the By-laws provide.

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:

Tony Christopher Carnes	100 SW 75 th Street, Ste. 103 Gainesville, Florida 32607
Elizabeth Babcock Carnes	100 SW 75 th Street, Ste. 103 Gainesville, Florida 32607
Thomas McIntosh	4141 NW 37th Pl Gainesville, Florida 32606

ARTICLE VIII.

Subject to the provisions of the By-laws, officers of the Association shall be elected by the Board of Directors at their first meeting following the members' annual meeting. Officers shall serve at the pleasure of the Board. The names of the officers, who shall serve until their successors are elected, are as follows:

President:	Tony Christopher Carnes
Vice President:	Thomas McIntosh
Secretary & Treasurer:	Elizabeth Babcock Carnes

ARTICLE IX.

The incorporator to these Articles of Incorporation is: Ryan C. Curtis, whose address is 13820 W Newberry Rd., Ste. 300, Jonesville, Florida 32669.

ARTICLE X.

The original By-laws of the Association shall be adopted by a majority vote of the Directors of the Association. The By-laws may be altered or rescinded by the Board of Directors, and the members of the Association subject to the provisions thereof.

ARTICLE XI.

These Articles of Incorporation may be amended in the following manner:

1. The Board of Directors shall adopt a resolution setting forth the proposed amendment and directing that it be submitted to a vote at a meeting of members, which may be either the annual meeting or a special meeting.

2. Within the time and in the manner provided in the By-laws for the giving of notice of meetings of members, written notice setting forth the proposed amendment or a summary of the changes to be effected thereby shall be given to each member of record entitled to vote thereof. If the meeting is an annual meeting, the proposed amendment or such summary may be included in the notice of such annual meeting.

3. At such meeting a vote of the members entitled to vote thereof shall be taken on the proposed amendment. The proposed amendment shall be adopted upon receiving the affirmative vote of a majority of the votes of members entitled to vote thereon, and the approval of eligible holders holding mortgages on units that have at least 51 percent of the votes of units subject to eligible holder mortgages. Such amendment shall be filed within ten (10) days from said approval with the Office of the Florida Secretary of State.

4. A copy of each amendment shall be accepted and certified by the Florida Secretary of State and recorded in the Public Records in and for Alachua County, Florida.

5. Amendments may also be made as otherwise provided by Florida law.

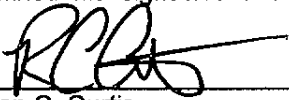
NOTWITHSTANDING the foregoing provisions of this Article, no amendment to these Articles of Incorporation may be adopted or become effective that makes any changes in the qualifications for membership or in the voting rights or property rights of members without approval in writing by all members and the joinder of all record owners of mortgages of units. No amendment shall be made that is in conflict with the Condominium Act or the Declaration of Condominium.

ARTICLE XII.

The share of any member in the funds and assets of the Association cannot be assigned, hypothecated, or transferred in any manner, except as an appurtenance to a unit. The funds and assets of the Association shall belong solely to the Association and are subject to the limitation that the same be expended, held, or used for the benefit of the membership and for the purposes authorized in the Declaration of Condominium and Exhibits attached thereto.

The Association does and shall indemnify its officers and directors as provided in the By-laws.

IN WITNESS WHEREOF the incorporator has affixed his signature this 22nd day of August, 2005.



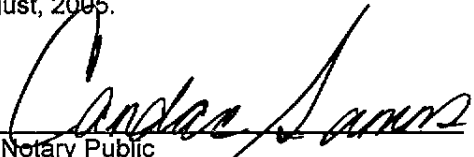
Ryan C. Curtis

STATE OF FLORIDA
COUNTY OF ALACHUA

Before me, the undersigned authority, personally appeared Ryan C. Curtis, who after being duly sworn, acknowledged that he executed the foregoing Articles of Incorporation for the purposes expressed in such Articles, this 22nd day of August, 2005.



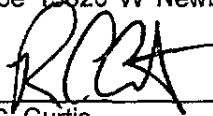
Candace R. Sammons
Commission #DD308163
Expires: Apr 07, 2008
Bonded Thru
Atlantic Bonding Co., Inc.



Notary Public
Notary Seal, Printed Name, Commission
Number, and Expiration Date are as
follows:

**CERTIFICATE DESIGNATING REGISTERED OFFICE AND REGISTERED
AGENT FOR THE SERVICE OF PROCESS WITHIN FLORIDA**


In compliance with FLA. STAT. Sections 48.091 and 607.0501, the following is submitted:
TOWER VENTURES OFFICE PARK BUILDING 1 CONDOMINIUM OWNER'S ASSOCIATION,
INC., desiring to organize or qualify under the laws of the State of Florida hereby designates
RYAN C. CURTIS, its registered agent to accept service of process within the State of Florida
and the address of its registered office shall be 13820 W Newberry Rd., Ste. 300, Jonesville,
Florida 32669.



Ryan C. Curtis

Dated: August 22, 2005

Having been named to accept service of process for the above stated 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 relative to the proper and complete performance of my
duties.



Ryan C. Curtis

Dated: August 22, 2005

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SECRETARY OF STATE
TALLAHASSEE, FLORIDA