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TALLAHASSEE, FLORIDA

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**FLORIDA NON-PROFIT CORPORATION**

**phillips plaza property owners association, inc.**

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DEPARTMENT OF STATE  
TALLAHASSEE FLORIDA



FLORIDA DEPARTMENT OF STATE

Glenda E. Hood  
Secretary of State

August 31, 2005

EMPIRE CORPORATE KIT COMPANY

SUBJECT: PHILLIPS PLAZA PROPERTY OWNERS ASSOCIATION, INC.  
REF: W05000041009

We received your electronically transmitted document. However, the document has not been filed. Please make the following corrections and refax the complete document, including the electronic filing cover sheet.

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Division of Corporations - P.O. BOX 6327 - Tallahassee, Florida 32314

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EMPIRE

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ARTICLES OF INCORPORATION

OF

2005 AUG 31 AM 11:30

Phillips Plaza Property Owners Association, Inc.

FLORIDA  
TALLAHASSEE FLORIDA

ARTICLE I - NAME

The name of this corporation is: Phillips Plaza Property Owners Association, Inc.

ARTICLE II - PURPOSE

This is a Not-For-Profit Corporation and the general nature of the business and the object and purposes to be transacted and carried on are to do any and all of the things herein mentioned, as fully and to the same extent as natural persons might or could do viz:

For the purpose of providing an entity for the operation of a property owner's association to maintain and operate a group of commercial enterprises in association with each owner's parcel being part of THE MACHLER PLAT which parcel will be operated as one commercial center, known as "Phillips Plaza".

ARTICLE III - DIRECTORS

There shall be three (3) members of the initial Board of Directors of the Corporation. The method of election of the Board of Directors shall be as set forth in the Bylaws of the corporation. The names and addresses of the persons who are to serve as Directors until the first election thereof are as follows:

<u>NAME</u>	<u>ADDRESS</u>
Henrietta Phillips	1877 West Hillsboro Boulevard Deerfield Beach, Florida 33442
Jan R. Phillips	1877 West Hillsboro Boulevard Deerfield Beach, Florida 33442
Gary I. Handin	3111 University Drive-Suite 605 Coral Springs, Florida 33065

ARTICLE IV - OFFICERS

The affairs of the Corporation are to be managed by the President, a Vice-President, a

Secretary and a Treasurer. Such officers will be elected annually at the annual meeting. The names of the persons who are to serve as officers until the first election of officers under these Articles of Incorporation are as follows:

President: Henrietta Phillips      1877 West Hillsboro Boulevard  
Deerfield Beach, Florida 33442

Vice Pres: Jan R. Phillips      1877 West Hillsboro Boulevard  
Deerfield Beach, Florida 33442

Secretary:  
Treasurer: Henrietta Phillips      1877 West Hillsboro Boulevard  
Deerfield Beach, Florida 33442

#### ARTICLE V - BY-LAWS

The By-Laws of the Corporation are to be made, altered, or rescinded by the affirmative vote of the Board of Directors as set forth in the By-Laws of the Corporation.

#### ARTICLE VI - AMENDMENTS TO ARTICLES

These Articles of Incorporation may be amended by the affirmative vote of two-thirds (2/3) of the members of the Board of Directors of the Corporation present and voting at a meeting called for that purpose after ten (10) days notice.

#### ARTICLE VII - INCORPORATORS

The name and resident address of the subscriber of the Articles of Incorporation is:

<u>NAME</u>	<u>ADDRESS</u>
GARY I. HANDIN	GARY I. HANDIN, P.A. 3111 University Drive-Suite 605 Coral Springs, Florida 33065

#### ARTICLE VIII - REGISTERED OFFICE AND RESIDENT AGENT

The initial registered agent of this Corporation is GARY I. HANDIN, who shall maintain an office at 3111 University Drive, Coral Springs, Florida 33065, which shall be the registered office of this Corporation for service of process.

ARTICLE IX - DURATION

The term of existence of the Corporation is perpetual.

ARTICLE X-PRINCIPAL OFFICE

The principal office of the Corporation shall be located at 1877 West Hillsboro Boulevard, Deerfield Beach, Florida 33442. The registered office of the corporation shall be c/o Gary I. Handin, P.A. 3111 University Drive, Suite 605, Coral Springs, Florida 33065.


IN WITNESS WHEREOF, the undersigned subscriber has executed these Articles of Incorporation this 30<sup>th</sup> day of August, 2005.

  
\_\_\_\_\_  
GARY I. HANDIN, Subscriber

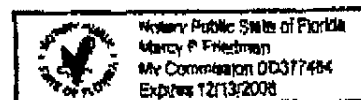
STATE OF FLORIDA )  
COUNTY OF BROWARD )

BEFORE ME, a notary public authorized to take acknowledgments in the State and County set forth above, personally appeared GARY I. HANDIN known to me and known to me to be the person who executed the foregoing Articles of Incorporation.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal in the State and County aforesaid, this 30th day of October, 2005.

  
\_\_\_\_\_  
NOTARY PUBLIC  
State of Florida

My Commission Expires:



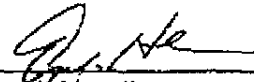
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CERTIFICATE OF ACCEPTANCE OF REGISTERED AGENT OF:

Phillips Plaza Property Owners Association, INC.

Having been named to accept service of process for the above state 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 performance of my duties.



Gary L. Handin  
RESIDENT AGENT

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