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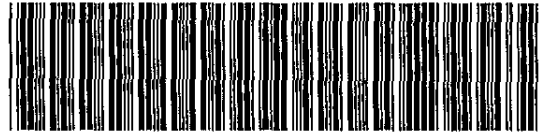
(Business Entity Name)

(Document Number)

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Seal of the State of Florida  
TALLAHASSEE, FLORIDA

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**FILED**

J. Shivers FEB 21 2006

**JASON, W. SEARL, P.A.**

**REAL ESTATE & BUSINESS LAW**

1518 MOUNT VERNON STREET  
ORLANDO, FLORIDA 32803  
TELEPHONE: (407) 894-0591  
FACSIMILE: (407) 894-0593

February 16, 2006

**VIA FEDERAL EXPRESS**

Department of State  
Division of Corporations  
Clifton Building  
2661 Executive Center Circle  
Tallahassee, FL 32301

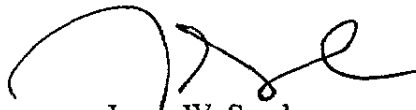
**RE: Corporate Documents for Kissimmee Professional Village Condominium Association, Inc.**

Dear Sir or Ma'am:

Enclosed in connection with the above-referenced matter, please find an original and one (1) copy of the Articles of Incorporation of Kissimmee Professional Village Condominium Association, Inc., for filing with the State.

Additionally, please find Check No. 1163 in the amount of \$87.50 for filing the above-referenced documents, certified copies and a Certificate of Status. Please do not hesitate to contact our office should you have any questions. Thank you for your attention to this matter.

Very truly yours,



Jason W. Searl

JWS/kh

Enclosures

c: Victor Del Pilar (via First Class Mail w/out enclosures)

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SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

**ARTICLES OF INCORPORATION  
OF  
KISSIMMEE PROFESSIONAL VILAGE  
CONDOMINIUM ASSOCIATION, INC.**

(A Florida Not-for-Profit Corporation)

ARTICLE I.

NAME

The name of the corporation shall be KISSIMMEE PROFESSIONAL VILLAGE  
CONDOMINIUM ASSOCIATION, INC. (the "Association").

ARTICLE II.

REGISTERED AGENT

The initial registered agent of the Association shall be Jason W. Seal, P.A.  
whose address is 1518 Mount Vernon Street, Orlando, Florida 32803.

ARTICLE III.

PRICIPAL OFFICE

The principal office of the Association 5003 Keaton Crest Drive, Orlando, Florida  
32837.

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. The Association is organized for the purpose of providing an entity under the

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Florida Condominium Act (the "Act") for the operation of a condominium located in Osceola County, Florida, and known as Kissimmee Professional Village, A Condominium (the "Condominium") to be created under the declaration of condominium (the "Declaration"). The specific purposes for which it is formed include providing for maintenance, preservation and control of the common areas within that certain tract of property as described on Exhibit "A" attached hereto and made part hereof. Other purposes include the following:

(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 the Declaration applicable to the property and recorded or to be recorded in the Office of the Clerk of the Circuit Court in and for Osceola 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 expenses in connection therewith and all office and other expenses incident to the conduct of the business of the Association, including all license, taxes or governmental charges levied or imposed against the property of the Association;

(c) to dedicate, sell or transfer all or any part of the common areas 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 unit which is subject by covenants of record to assessment by the Association, including contract sellers, shall be a member of the Association. The qualification of members and the manner of their admission may be further regulated by the bylaws of the Association (the "Bylaws").

ARTICLE VII.

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 Bylaws. 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>                               |
|------------------|--|
| Victor Del Pilar | 5003 Keaton Crest Drive<br>Orlando, FL 32837 |
| Marco Becerra    | 4508 Shanewood Ct.<br>Orlando, FL 32837      |
| Sergio R. Solano | 1400 Turkey Ln.<br>Kissimmee, FL 34746       |

The method of election of Directors is provided in the Bylaws.

ARTICLE VIII.

INCORPORATORS

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

Victor Del Pilar  
5003 Keaton Crest Drive  
Orlando, FL 32837

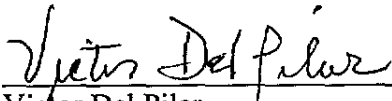
Marco Becerra  
4508 Shanewood Ct.  
Orlando, FL 32837

Sergio R. Solano  
1400 Turkey Ln.  
Kissimmee, FL 34746

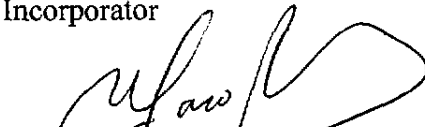
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STATE OF  
TALLAHASSEE, FLORIDA

In witness whereof, the undersigned Incorporators have executed these Articles of

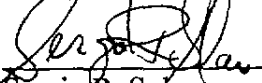
Incorporation on the date indicated next to his signature.

  
\_\_\_\_\_  
Victor Del Pilar  
Incorporator

Oct. 20<sup>th</sup>, 2005.  
\_\_\_\_\_  
Date

  
\_\_\_\_\_  
Marco Becerra  
Incorporator

10/20/05  
\_\_\_\_\_  
Date

  
\_\_\_\_\_  
Sergio R. Solano  
Incorporator

10/20/05  
\_\_\_\_\_  
Date

**Exhibit "A"**

**THE WEST 340 FEET OF GOVERNMENT LOT 1, SECTION 22, TOWNSHIP 25 SOUTH, RANGE 29 EAST, KISSIMMEE, OSCEOLA COUNTY, FLORIDA, LYING SOUTH OF U.S. HIGHWAY 192 MORE PARTICULARLY DESCRIBED AS FOLLOWS:**

**COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 22, TOWNSHIP 25 SOUTH, RANGE 29 EAST; THENCE NORTH 89° 36' 25" WEST, ALONG THE NORTH LINE OF SAID SECTION 22 FOR 1321.98 FEET TO THE NORTHWEST CORNER OF GOVERNMENT LOT 1, SAID SECTION 22 THENCE SOUTH 00° 01' 24" WEST ALONG THE WEST LINE OF SAID GOVERNMENT LOT 1 FOR 108.44 FEET TO THE SOUTH RIGHT OF WAY LINE OF SAID U.S. HIGHWAY 192 AND THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 00° 01' 24" WEST, ALONG SAID WEST LINE OF GOVERNMENT LOT 1 FOR 1717.19 FEET TO THE GOVERNMENT MEANDER LINE OF SAID SECTION 22, TOWNSHIP 25 SOUTH, RANGE 29 EAST; THENCE NORTH 59° 12' 07" EAST, ALONG SAID GOVERNMENT MEANDER LINE FOR 395.92 FEET TO THE EAST LINE OF THE WEST 340 FEET OF SAID GOVERNMENT LOT 1; THENCE NORTH 00° 01' 24" EAST, ALONG SAID EAST LINE OF THE WEST 340 FEET OF GOVERNMENT LOT 1 FOR 1505.91 FEET TO THE SOUTH RIGHT OF WAY LINE OF AFORESAID U.S. HIGHWAY 192; THENCE NORTH 88° 33' 25" WEST ALONG SAID SOUTH RIGHT OF WAY LINE FOR 340.10 FEET TO THE POINT OF BEGINNING.**

**LESS THE RIGHT OF WAY FOR OAK STREET AND LESS LANDS LYING SOUTH OF OAK STREET.**

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


Pursuant to the provisions of Chapter 617, 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 Kissimmee Professional Village Condominium Association, Inc.

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

Jason W. Searl, P.A  
1518 Mount Vernon Street  
Orlando, Florida 32803

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.

  
By: Jason W. Searl  
Its: President

2/16/16  
Date

SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

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