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FLORIDA PROFIT/NON PROFIT CORPORATION

EXECUTIVE PARK OF VALRICO OWNERS' ASSOCIATION, INC.

Certificate of Status	0
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**ARTICLES OF INCORPORATION
OF
EXECUTIVE PARK OF VALRICO OWNERS' ASSOCIATION, INC.**

The undersigned Incorporator hereby files these Articles of Incorporation for the purpose of forming a not for profit corporation under the provisions of Chapter 617, Florida Statutes.

ARTICLE I

NAME

The name of this Corporation shall be **EXECUTIVE PARK OF VALRICO OWNERS' ASSOCIATION, INC.** (the "Association").

ARTICLE II

PRINCIPAL OFFICE

The principal office of the Association is located at 1102 East Bloomingdale Avenue, Valrico, Florida 33594.

ARTICLE III

INITIAL REGISTERED OFFICE AND AGENT

The initial registered office of this Association shall be located at 401 East Jackson Street, Suite 1700, Tampa, Florida 33602 and the initial registered agent of the Association shall be American Information Services, Inc. The Association may change its registered agent or the location of its registered office, or both, from time to time without amendment of these Articles of Incorporation.

ARTICLE IV

PURPOSE AND POWERS OF THE ASSOCIATION

This Association does not contemplate pecuniary gain or profit to its members (the "**Members**"). The specific purposes for which the Association is formed are to provide for maintenance, preservation and architectural control of the property submitted in its jurisdiction pursuant to the Declaration (the "**Property**") and for all other community related purposes benefiting the Members.

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The Association is being formed to promote the health, safety and welfare of the existing and future owners of parcels within the Property and for the purposes to:

1. Exercise all of the powers, enforcement rights and privileges and to perform all of the duties and obligations of the Association as set forth in that certain Declaration of Covenants, Conditions and Restrictions for Executive Park of Valrico (the "**Declaration**") applicable to the Property, previously or hereafter recorded in the public records of Hillsborough County, Florida, as the same may be amended from time to time;
2. Fix, levy, collect and enforce payment by any lawful means, of all charges or assessments pursuant to the Declaration; to pay all expenses in connection therewith and all office and other expenses incident to the conduct of the affairs of the Association, including all licenses, taxes and governmental charges levied or imposed against property of the Association;
3. Acquire (by gift, purchase or otherwise), own, hold, improve, build upon, operate, maintain, convey, sell, lease, transfer, dedicate for public use or otherwise dispose of real or personal property in connection with the affairs of the Association;
4. Borrow money, mortgage, pledge, or hypothecate any or all of its real or personal property as security for money borrowed or debts incurred;
5. Participate in mergers and consolidations with other nonprofit corporations organized for the same purposes or annex additional property; and
6. Have and to exercise any and all powers, rights and privileges which a corporation organized under the laws of the State of Florida by law may now or hereafter have or exercise.

ARTICLE V

MEMBERSHIP

James Antunano Management Corporation (the "**Declarant**") and every person or entity who is a record owner of an interest in any Lot or portion of the Property which is subject to the Declaration and assessment by the Association, including contract sellers, shall be a Member. 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 Lot or portion of the Property.

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ARTICLE VI

VOTING RIGHTS

The Association shall have two classes of voting membership, Class A and Class B, each of which shall have voting rights, as described in and in accordance with the By-Laws; provided, that the Class B membership shall cease and become converted to Class A membership on the occurrence of the Turnover, as described in and pursuant to the By-Laws.

ARTICLE VII

BOARD OF DIRECTORS

The affairs of this Association shall be managed by a Board of one director, initially, and after Turnover (as defined in the Declaration), increased to three directors, which shall be selected in accordance with the By-Laws. The number of directors may be either increased or diminished from time to time as provided in the By-Laws. The name and street address of the initial director of this Association is:

<u>Name</u>	<u>Address</u>
James Antunano	1102 East Bloomingdale Avenue Valrico, Florida 33594

ARTICLE XIV

SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT PROVISIONS

The Association has the power to operate and maintain the surface water management system facilities within Executive Park of Valrico, including all inlets, ditches, swales, culverts, water control structures, retention and detention areas, ponds, lakes, floodplain compensation areas, wetlands and any associated buffer areas, and wetland mitigation areas.

The Association shall exist in perpetuity; however, if the Association is dissolved, the control or right of access to the property containing the surface water management system facilities for Executive Park of Valrico shall be conveyed or dedicated to an appropriate governmental unit or public utility and that if not accepted, then the surface water management system facilities shall be conveyed to a non-profit corporation similar to the Association.

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All of this is in accordance with Florida Administrative Code Section 40D-4.301(3) and Basis of Review, Subsection 2.6.2.2.2.

ARTICLE IX

DISSOLUTION

The Association shall exist in perpetuity, unless otherwise dissolved in accordance with the provisions hereof. The Association may be dissolved with the written assent signed by not less than ninety percent (90%) of all Members, or as otherwise provided by law. Upon dissolution of the Association, other than incident to a merger or consolidation, the assets of the Association shall be dedicated to an appropriate public agency to be used for purposes similar to those for which this Association was created. If acceptance of such dedication is refused, the assets shall be granted, conveyed and assigned to any nonprofit corporation, association, trust or other organization to be devoted to such similar purposes.

ARTICLE X

EFFECTIVE DATE AND DURATION OF CORPORATE EXISTENCE

This Association shall have an effective date as of its date of filing with the Secretary of State of Florida, and shall have perpetual existence unless sooner dissolved according to law.

ARTICLE XI

AMENDMENT

Amendments to these Articles shall require the assent of a majority of the directors.

ARTICLE XII

INCORPORATOR

The name and street address of the person signing these Articles as Incorporator are:

Kevin DiTanna, Esq.
401 E. Jackson Street, Suite 1700
Tampa, Florida 33602

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ARTICLE XIII

BY-LAWS

The power to adopt, alter, amend or repeal By-Laws shall be vested in the Board.

ARTICLE XIV

INDEMNIFICATION

In addition to any rights and duties under applicable law, this Association shall indemnify and hold harmless all its directors, officers, employees and agents, and former directors, officers, employees and agents from and against all liabilities and obligations, including attorneys fees, incurred in connection with any actions taken or failed to be taken by said directors, officers, employees and agents in their capacity as such except for willful misconduct or gross negligence.

Dated: March 8, 2006


Kevin DiTanna, Incorporator

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**CERTIFICATE DESIGNATING PLACE OF BUSINESS
FOR THE SERVICE OF PROCESS WITHIN FLORIDA
AND REGISTERED AGENT
UPON WHOM PROCESS MAY BE SERVED**

SECRETARY OF STATE
TALLAHASSEE, FLORIDA

In compliance with Section 48.091, Florida Statutes, the following is submitted:

EXECUTIVE PARK OF VALRICO OWNERS' ASSOCIATION, INC., under the laws of the State of Florida with its registered office at 401 E. Jackson Street, Suite 1700, Tampa, Florida 33602, has named and designated American Information Services, Inc. as its Registered Agent to accept service of process within the State of Florida.

ACCEPTANCE OF APPOINTMENT AS REGISTERED AGENT

HAVING BEEN NAMED to accept service of process for the above-named 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 relating to the proper and complete performance of my duties as Registered Agent.

Dated: March 8, 2006

American Information
Services, Inc.

By: 

David M. Abel,
it's Asst. Secretary