



## COVER LETTER

Department of State  
Division of Corporations  
P. O. Box 6327  
Tallahassee, FL 32314

**SUBJECT:** KING'S RIDGE PROFESSIONAL CENTRE OWNER'S ASSOCIATION, INC.  
(PROPOSED CORPORATE NAME - MUST INCLUDE SUFFIX)

Enclosed is an original and one(1) copy of the Articles of Incorporation and a check for :

☐ \$70.00  
Filing Fee

☐ \$78.75  
Filing Fee &  
Certificate of  
Status

☐ \$78.75  
Filing Fee  
& Certified Copy

☒ \$87.50  
Filing Fee,  
Certified Copy  
& Certificate

**ADDITIONAL COPY REQUIRED**

FROM: JUSTIN B. CARRIER  
Name (Printed or typed)

1635 E. HIGHWAY 50, SUITE 301  
Address

CLERMONT, FLORIDA 34711  
City, State & Zip

352-242-2128  
Daytime Telephone number

**NOTE:** Please provide the original and one copy of the articles.



MAR 15 2006

FLORIDA DEPARTMENT OF STATE  
Division of Corporations

March 10, 2006

JUSTIN B. CARRIER  
1635 E. HWY. 50, SUITE 301  
CLERMONT, FL 34711

SUBJECT: KING'S RIDGE PROFESSIONAL CENTRE OWNER'S  
ASSOCIATION, INC.  
Ref. Number: W06000011904

We have received your document for KING'S RIDGE PROFESSIONAL CENTRE OWNER'S ASSOCIATION, INC. and your check(s) totaling \$87.50. However, the enclosed document has not been filed and is being returned for the following correction(s):

You must list the corporation's principal office and/or a mailing address in the document.

Please return the original and one copy of your document, along with a copy of this letter, within 60 days or your filing will be considered abandoned.

If you have any questions concerning the filing of your document, please call (850) 245-6995.

Wanda Cunningham  
Document Specialist  
New Filing Section

Letter Number: 506A00016890

RECEIVED

06 MAR 20 AM 10:36

**ARTICLES OF INCORPORATION  
OF  
KING'S RIDGE PROFESSIONAL CENTRE  
OWNER'S ASSOCIATION, INC.**

The undersigned, for the purpose of forming a nonprofit corporation under the Florida Not For Profit Corporation Act, Florida Statutes, Chapter 617, do hereby make and adopt the following Articles of Incorporation:

**Article I  
NAME AND ADDRESS**

The name, physical and mailing address of the Corporation is KING'S RIDGE PROFESSIONAL CENTRE OWNER'S ASSOCIATION, INC., 1635 East State Road 50, Suite 300, Clermont, Florida 34711.

**Article II  
NOT FOR PROFIT**

The Corporation is a corporation not for profit as defined in Section 617.01, Florida Statutes. The Corporation is not formed for pecuniary profit. No part of the income or assets of the Corporation is distributable to or for the benefit of its Members, Directors, or Officers, except to the extent permissible under law.

**Article III  
COMMENCEMENT OF CORPORATE EXISTENCE  
AND DURATION**

The date when corporate existence shall commence is the date of filing of these Articles of Incorporation with the Secretary of State, Tallahassee, Florida. The duration (term) of the Corporation is perpetual.

**Article IV  
PURPOSES**

The Corporation is organized, and shall be operated exclusively for, the following purposes:

1. To enforce the Declaration of Covenants, Conditions, Restrictions and Easements for King's Ridge Professional Centre (the "Declaration"), consisting of office sites in Lake County, Florida, to be the Association referred to in said Declaration, and to assess Owners in accordance with said Declaration, and levy and collect adequate

assessments against its management system as well as any other costs provided for in the Declaration.

2. Operate, maintain and manage the surface water or stormwater management system(s) in a manner consistent with the St. Johns River Water Management District permit No. \_\_\_\_\_, requirements and applicable District rules, and shall assist in the enforcement of the Declaration that relate to the surface water or stormwater management system.

3. The Association shall levy and collect adequate assessments against members of the Association for the costs of maintenance and operation of the surface water or stormwater management system.

4. To exercise all rights and powers conferred by the laws of the State of Florida upon nonprofit corporations, including without limiting the generality of the foregoing, to acquire by bequest, devise, gift, purchase, lease or otherwise any property of any sort or use, apply, employ, sell, expend, disburse, lease, mortgage, manage, option, donate or for any of the purposes set forth herein.

5. To do such other things as are incidental to the purposes of the Corporation or necessary or desirable in order to accomplish them.

## **Article V LIMITATION**

No part of the net earnings of the Corporation shall inure to the benefit of or be distributable to its Members, Directors or Officers, but the Corporation shall be authorized and empowered to pay reasonable compensation for services rendered and to make payments and distributions in furtherance of the purposes set forth in Article 4 (Purposes) hereof.

## **Article VI DISSOLUTION**

In the event of termination, dissolution or final liquidation of the Corporation, the responsibility for the operation and maintenance of the surface water or stormwater management system must be transferred to and accepted by an entity that would comply with Section 40C-42.027, F.A.C. and be approved by the St. Johns River Water Management District prior to such termination, dissolution or liquidation.

## **Article VII MEMBERS**

Every person or entity who is a record owner of a fee or undivided fee interest in any lot or unit which is subject to covenants of record to assessments by the Association, including contract sellers, but excluding persons holding title merely as security for

performance of an obligation, 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 by the Association.

### **Article VIII**

#### **INITIAL REGISTERED OFFICE AND AGENT**

The Street address of the initial Registered Office of the Corporation is 1635 East State Road 50, Suite 300, Clermont, FL 34711, and the name of its initial Registered Agent at that address is Jimmy D. Crawford.

### **Article IX**

#### **INITIAL BOARD OF DIRECTORS**

The management of the Corporation shall be vested in the Board of Directors. The number of Directors constituting the initial Board of Directors is three. The number of Directors may be increased or decreased from time to time in accordance with the Bylaws, but shall never be less than three. The Members shall elect the Directors at the annual meeting of Members. The Bylaws may provide for ex officio and honorary Directors, and their rights and privileges. The name and address of each initial Director of the Corporation is as follows:

<b>Name</b>	<b>Address</b>
Max Minhas	1635 East SR 50, Suite 300 Clermont, Florida 34711
Randall B. Langley	16405 West Colonial Drive Oakland, Florida 34787
Jimmy D. Crawford	1635 East SR 50, Suite 300 Clermont, Florida 34711

### **Article X**

#### **OFFICERS**

President	Max Minhas	1635 East SR 50, Suite 300 Clermont, Florida 34711
Vice-President	Randall B. Langley	16405 West Colonial Drive Oakland, Florida 34787
Secretary/Treasurer	Jimmy D. Crawford	1635 East SR 50, Suite 300 Clermont, Florida 34711

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The officers of the Corporation shall consist of a President, Vice President, Secretary, Treasurer and such other Officers and Assistant Officers as may be provided in the Bylaws. Each Officer shall be elected by the Board of Directors (and may be removed by the Board of Directors) at such time and in such manner as may be prescribed by the Bylaws. The name and address of each initial Officer of the Corporation is as follows:

### **Article XI INCORPORATORS**

The names and addresses of the Incorporator is:

<b>Name</b>	<b>Address</b>
Max Minhas	1635 East SR 50, Suite 300 Clermont, Florida 34711

### **Article XII BYLAWS**

The Bylaws of the Corporation are to be made and adopted by the Board of Directors, and may be altered, amended or rescinded by the Board of Directors.


### **Article XIII AMENDMENT**

The Corporation reserves the right to amend or repeal any provisions contained in these Articles of Incorporation or any amendment to them, and all rights and privileges conferred upon the Members, Directors and Officers are subject to this reservation.

### **Article XIV INDEMNIFICATION**

The Corporation shall indemnify each Officer and Director, including former Officers and Directors, to the full extent permitted by the General Corporation Act and the Not For Profit Corporation Act.

In Witness Whereof, the undersigned has signed these Articles of Incorporation  
on this 15<sup>th</sup> day of March, 2005. 6

  
\_\_\_\_\_  
MAX MINHAS

**ACCEPTANCE BY REGISTERED AGENT**

The undersigned hereby accepts the appointment as Registered Agent of KING'S  
RIDGE PROFESSIONAL CENTRE OWNER'S ASSOCIATION, INC.

  
\_\_\_\_\_  
JIMMY D. CRAWFORD