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FLORIDA PROFIT/NON PROFIT CORPORATION

Jupiter Commerce Center Property Owners Association, Inc.

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SECRETARY OF STATE
TALLAHASSEE, FLORIDA

ARTICLES OF INCORPORATION
OF
JUPITER COMMERCE CENTER PROPERTY OWNERS ASSOCIATION, INC.

The undersigned, for the purpose of forming a not for profit corporation under Chapter 617 of the Florida Statutes, hereby adopt the following Articles of Incorporation

ARTICLE I
NAME

The name of this corporation shall be JUPITER COMMERCE CENTER
PROPERTY OWNERS ASSOCIATION, INC.

ARTICLE II
DEFINITIONS

Unless the context shall mean otherwise, the terms used herein and in the By-Laws shall have the same meaning, if any, as that ascribed to them in the Declaration of Covenants for Jupiter Commerce Center, recorded or to be recorded in the Public Records of Palm Beach County, Florida (the "Declaration").

ARTICLE III
PURPOSES AND POWERS

The Association shall have the following powers:

A. To operate JUPITER COMMERCE CENTER (referred to herein as the "Property"), and to undertake the performance of, and to carry out the acts and duties incident to, the administration of the Property in accordance with the terms, provisions, conditions and authorizations contained in these Articles, the Association's By-Laws and the Declaration.

B. To borrow money and issue evidences of indebtedness in furtherance of any or all of the objects of its business; to secure the same by mortgage, deed of trust, pledge or other lien.

C. To carry out the duties and obligations and receive the benefits given the Association by the Declaration.

D. To establish By-Laws and Rules and Regulations for the operation of the Association and to provide for the formal administration of the Association; to enforce the Declaration, the By-Laws and the Rules and Regulations of the Association.

E. To contract for the management of the Property. To contract for bulk security and cable TV or other similar providers depending on available technology.

F. To acquire, own, convey, operate, mortgage, lease, sell and trade property, whether real or personal, as may be necessary or convenient in the administration of the Property.

G. The Association shall have all of the powers set forth in Florida Statutes Chapter 617. The Association shall have all of the common law and statutory powers of a corporation not for profit which are not in conflict with the terms of these Articles, the Declaration, the By-Laws and Florida law. The Association shall also have all of the powers of Associations under and pursuant to Chapter 718, Florida Statutes, and shall have all of the powers reasonably necessary to implement the purposes of the Association.

H. To assess Members and enforce assessments.

I. To sue and be sued.

J. Contract for services to provide for operation and maintenance services.

ARTICLE IV MEMBERS

A. Each Owner of a Lot, including the Declarant under the Declaration, shall automatically be a Member of the Association. Membership of the Declarant under the Declaration shall terminate upon being divested of all Lots in the Property and upon control of the Association being turned over to the Owners of Lots in the Property.

B. Membership, as to all members other than the Declarant under the Declaration shall commence upon the acquisition of fee simple title to a Lot in the Property and shall terminate upon the divestment of title to said Lot.

C. On all matters as to which the membership shall be entitled to vote the Owner of each Lot shall be entitled to the one vote per Lot, which vote shall be exercised in the manner provided for by the Declaration and the By-Laws.

D. The share of a Member in the funds and assets of the Association cannot be assigned, hypothecated or transferred in any manner except as an appurtenance to his Lot.

ARTICLE V EXISTENCE

The Corporation shall have perpetual existence unless sooner dissolved by law. The Corporation may be dissolved upon unanimous resolution to that effect

being adopted by the members of the Board of Directors and approved by an affirmative vote of at least one hundred percent (100%) of the total Voting Rights in the Corporation and, after receipt of the appropriate decree of dissolution, if such decree is necessary at the time of dissolution as set forth in Florida Statutes, Chapter 817, or statute of similar import. If the Association is dissolved, the surface water management system, property containing the surface water management system and water management portions of common areas shall be conveyed to an agency of local government determined to be acceptable by the South Florida Water Management District and/or the Town of Jupiter, consistent with then current jurisdictional authority. If the local government declines to accept the conveyance, then the surface water management system, property containing the surface water management system and water management portions of common areas shall be dedicated to a similar non-profit corporation.

ARTICLE VI
INCORPORATOR

Wesley W. Oldham is the Incorporator of the Corporation.

ARTICLE VII
DIRECTORS

A. The Association affairs shall be managed by a Board of Directors composed initially of two (2) persons, in accordance with Article III of the Association's By-Laws. Except for Directors appointed by the Declarant under the Declaration, all Directors shall be Members or a spouse, trustee or corporate officer of a Member.

B. The number of Directors to be elected, the manner of their election and their respective terms shall be as set forth in Article III of the Association's By-Laws. Should a vacancy occur on the Board, the remaining Directors shall select a Member or other eligible person as described herein, to fill the vacancy until the next annual meeting of the membership.

The following persons shall constitute the initial Board of Directors and they shall hold office for the term and in accordance with the provisions of Article III of the Association's By-Laws:

NAME	ADDRESS
Wesley W. Oldham	1312 Commerce Lane, Suite 1A, Jupiter, Florida 33458
Frank Sardinha	1312 Commerce Lane, Suite 1A, Jupiter, Florida 33458

ARTICLE VIII
OFFICERS

The affairs of the Association shall be administered by the Officers designated in the By-Laws, who shall serve at the pleasure of said Board of Directors. The names and addresses of the Officers who shall serve until the first election of Officers pursuant to the provisions of the By-Laws are as follows:

NAME	TITLE	ADDRESS
Wesley W. Oldham	President	1312 Commerce Lane, Suite 1A, Jupiter, Florida 33458
Frank Sardinha	Secretary, Treasurer	1312 Commerce Lane, Suite 1A, Jupiter, Florida 33458

ARTICLE IX
BY-LAWS

The By-Laws of the Association shall be adopted by the initial Board of Directors. The By-Laws may be amended in accordance with the provisions thereof, except that no portion of the By-Laws may be altered, amended, or rescinded in such a manner as will prejudice the rights of the Declarant under the Declaration or mortgagees of Lots without their prior written consent.

ARTICLE X
AMENDMENTS TO ARTICLES

Amendments to these Articles shall be proposed and adopted in the following manner:

A. Notice of the subject matter of any proposed amendment shall be included in the notice of the meeting at which the proposed amendment is to be considered.

B. A resolution for the adoption of a proposed amendment may be proposed either by the Board of Directors, acting upon the vote of a majority of the Board of Directors, or by the Members of the Association having a majority of the votes in the Association. In order for any amendment or amendments to be effective, same must be approved by an affirmative vote of 66-2/3% of the entire Board of Directors and by an affirmative vote of the Members having 75% of the votes of the Association.

C. No amendment shall make any changes in the qualifications for membership nor the voting rights of the Members, without approval in writing by all Members and the joinder of all record owners of mortgages upon Lots. No Amendment shall be made that is in conflict with the Declaration.

D. A copy of each amendment adopted shall be filed with the Secretary of State, pursuant to the provisions of applicable Florida Statutes.

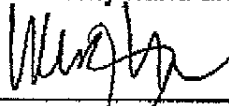
ARTICLE XI
INDEMNIFICATION

Every Director and every Officer of the Association shall be indemnified by the Association against all expenses and liabilities, including counsel fees reasonably incurred by or imposed upon the Director or Officer in connection with any proceeding or any settlement thereof to which the Director or Officer may be a party, or in which the Director or Officer may become involved by reason of the Director or Officer being or having been a Director or Officer of the Association, whether or not a Director or Officer at the time such expenses are incurred, except in such cases wherein the Director or Officer is adjudged guilty of willful misfeasance or malfeasance in the performance of the Director's or Officer's duty; provided that in the event of a settlement, the indemnification herein shall apply only when the Board of Directors approves such settlement and reimbursement as being for the best interest of the Association. The foregoing right of indemnification shall be in addition to and not exclusive of all of the rights to which such Director or Officer may be entitled.

ARTICLE XII
INITIAL REGISTERED OFFICE, AGENT AND ADDRESS

The principal office of the Association shall be at 658 West Indiantown Road, Suite 211, Jupiter, Florida, 33458, or at such other place, within or without the State of Florida, as may be subsequently designated by the Board of Directors. The initial registered office is at 1312 Commerce Lane, Suite 1A, Jupiter, Florida 33458 and the initial registered agent therein is Wesley W. Oldham.

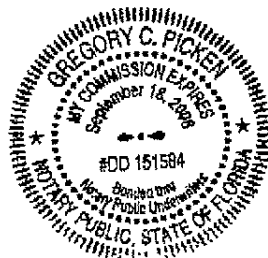
IN WITNESS WHEREOF, I have hereunto set my hand and seal this 21st day
of November, 2006.


Wesley W. Oldham--Incorporator

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

The foregoing instrument was acknowledged before me this 21st day
of November, 2006, by Wesley W. Oldham, who is personally known to
me or has produced _____ as identification.

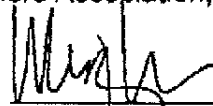
[SEAL]




NOTARY PUBLIC
COMMISSION EXPIRES: _____

ACCEPTANCE OF REGISTERED AGENT

The undersigned accepts his appointment as the initial registered agent of
Jupiter Commerce Center Property Owners Association, Inc.


Wesley W. Oldham