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FLORIDA PROFIT/NON PROFIT CORPORATION

OREGON PLACE CONDOMINIUM ASSOCIATION, INC.

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C.S. 4-21

**ARTICLES OF INCORPORATION
OF
OREGON PLACE CONDOMINIUM ASSOCIATION, INC.**

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We, the undersigned, with other persons being desirous of forming a corporation not for profit, under the provisions of Chapter 617, Florida Statutes, do agree to the following:

ARTICLE I - NAME

The name of the corporation shall be OREGON PLACE CONDOMINIUM ASSOCIATION, INC. For convenience, this corporation shall be referred to in this instrument as the "Association."

ARTICLE II - PRINCIPAL OFFICE

The principal place of business and mailing address of the Association shall be:

114 S. Oregon Ave., Tampa, FL 33606

ARTICLE III - PURPOSE

The Association is organized as a corporation not for profit under the terms and provisions of Chapter 617, Florida Statutes, and is a condominium association, as referred to in and authorized by § 718.111, Florida Statutes. The purpose for which the Corporation is organized is to provide an entity responsible for the operation of a condominium in Hillsborough County, Florida, known as OREGON PLACE CONDOMINIUM ASSOCIATION, INC. ("the Condominium"). The Declaration of Condominium has been or will be created, is herein called the "Declaration."

**ARTICLE IV - QUALIFICATION OF
MEMBERS AND MANNER OF ADMISSION**

Section 1. The members of the Association shall be comprised of all the record owners of retail/office condominium units in the Condominium. After receiving the approval of the Association, as required under the Declaration, change of membership in the Association shall be established by recording in the Public records of Hillsborough County, Florida, a deed or other instrument establishing record title to a condominium unit and the delivery to the Association of a certified copy of such instrument. The new owner designated by such instrument thus becomes a member of the Association, and the membership of the prior owner of such condominium unit shall thereupon be terminated.

Section 2. The share of a member in the funds and assets of the Association cannot be assigned, hypothecated, or transferred in any manner whatsoever except as an appurtenance to his condominium unit.

Section 3. The owner of each condominium unit shall be entitled to at least one (1) vote as a member of the Association. The exact number of votes to be cast by owners of a condominium unit and the manner of exercising voting rights shall be determined by the Bylaws of the Association.

ARTICLE V – CORPORATE EXISTENCE

The Association's existence shall commence upon the filing of these Articles of Incorporation.

ARTICLE VI – DIRECTORS AND OFFICERS

The affairs of the Association shall be managed by a Board of Directors. The directors and officers may lawfully and properly exercise all powers provided herein, and in particular the powers set forth in Article XI, Section 3 and 4, notwithstanding that some or all of such directors or officers who may be involved in the exercise of such powers, and in the negotiation and/or consummation of the agreements executed pursuant to such powers, are some or all of the same persons with whom the Association enters into such agreements, or that such directors or officers may hold a proprietary interest in the entity or entities with whom the Association enters into such agreements. Disclosure of such agreements by setting forth the same in the Declaration and/or the Amended Declaration of Condominium, as initially declared or an subsequently redeclared or amended, shall stand as an absolute confirmation of such agreements and of the valid exercise by the directors and officers of the Association of the powers pertinent thereto.

ARTICLE VII – BOARD OF DIRECTORS

Section 1. The business affairs of this Association shall be managed by the Board of Directors.

Section 2. The Association shall have three (3) members of the Board initially. The number of directors may be changed from time to time as provided by the Bylaws, but their number may never be less than three (3).

Section 3. Directors of the Association shall be elected at the annual meeting of the members of the Association in a manner determined by the Bylaws. Directors may be removed and vacancies of the Board of Directors shall be filled in the manner provided by the Bylaws.

Section 4. The first election of directors shall not be held until the unit owners, other than the developer, own fifteen percent (15%) or more of the units in the Condominium that will ultimately be operated by the Association. The directors named in these articles shall serve until the first election of directors, and any vacancies in their number occurring before the first election shall be filled by the choice of the remaining directors.

Section 5. Directors need not be members of the Association.

Section 6. The names and addresses of the initial members of the Board of Directors are as follows:

1. Neil Layton- c/o Devonshire Properties,
3412 W. Bay To Bay Blvd., Tampa, FL 33629

2. Donald Lee Pitisci, Esquire,
609 E. Jackson St., Ste. 100, Tampa, Fl. 33602
3. Deborah Layton- c/o Devonshire Properties,
3412 W. Bay To Bay Blvd., Tampa, Fl. 33629

ARTICLE VIII - OFFICERS

Section 1. The officers of the Association shall be a President, a Secretary, a Treasurer, and such number of Vice Presidents and other officers as the Bylaws may provide. The same person may hold more than one office simultaneously.

Section 2. The following persons shall serve as officers of the Association until such time as the Board of Directors elects their successors.

<u>Office</u>	<u>Name</u>
President	Neil Layton
Vice President	Neil Layton
Secretary	Lee Pitisci
Treasurer	Deborah Layton

Section 3. The officers shall be elected by the Board of Directors at its first meeting following the annual meeting of the member of the Association, and shall serve at the pleasure of the Board of Directors.

Section 4. The officers shall have duties, responsibilities and powers as are provided by the Bylaws and by Chapter 718, Florida Statutes.

ARTICLE IX - BYLAWS

At the first general membership meeting of the Association following the approval of those Articles of Incorporation by the Secretary of State, the Association shall adopt Bylaws. Additional Bylaws or alteration or rescission of the first Bylaws, shall be enacted in the manner provided in the Bylaws.

ARTICLE X - AMENDMENT TO ARTICLES

These Articles of Incorporation may be amended at any special or general membership meeting of the Association by the approval of not less than seventy-five percent (75%) of the members of the Association. However, any proposed amendment to these Articles shall be voted upon at such meeting only after the Association members have been given due and timely notice of said meeting as required by the Bylaws.

ARTICLE XI - INITIAL REGISTERED OFFICE & AGENT

The street address of the initial ^{Principal} registered office of the Association is:

114 S. Oregon Ave., Tampa, Fl. 33606

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and the name and address of the initial registered agent of the Association are:

Gary A. Gibbons, Esquire, 3321 Henderson Blvd., Tampa, FL 33609

ARTICLE XII - POWERS

The Association shall have the following additional powers:

Section 1. All the powers set forth and described in § 617.021, Florida Statutes, such as are not repugnant to or inconsistent with any provisions of Chapter 718, Florida Statutes

Section 2. All the powers of a condominium association as set forth in Chapter 718, Florida Statutes, and in the Declaration of this condominium

Section 3. The power to acquire and enter into agreements whereby the Association acquires leaseholds, membership or other possessory or use interests in lands or facilities, whether or not contiguous to the lands of the condominium, such as are intended to provide for the use or benefit of unit owners

Section 4. The power to contract for the management and maintenance of the condominium property and to authorize a Management Agent to assist the Association in carrying out its powers and duties performing such functions as the submission of proposals, collection of assessments, preparation of records, enforcement of rules, and maintenance, repairs or replacement of common elements, using such funds as the Association shall make available for such purpose

The Association and its officers shall, however, retain at all times the powers and duties granted to the condominium documents and the Condominium Act, including, but not limited to, the making of the assessments, promulgation of rules, and execution of contracts on behalf of the Association

Section 5. The power to acquire units of the condominium by purchase or otherwise, subject to the provisions of the Declaration and/or Bylaws relating thereto

Section 6. To operate and manage the condominium in accordance with the sense, meaning, direction, purpose and intent of the Declaration of Condominium as the same may from time to time be amended, and to otherwise perform, fulfill and exercise the powers, privileges, options, rights, duties, obligations and responsibilities entrusted to or delegated to the Association by the Declaration and/or Bylaws.


ARTICLE XIII - INCORPORATOR

The name and address of the Incorporator of these Articles of Incorporation are:

Neil Layton- c/o Devonshire Properties,
3412 W. Bay To Bay Blvd., Tampa, FL 33629

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I, the undersigned, being the Incorporator, hereto, do hereby subscribe to these Articles of Incorporation, and in witness whereof have set my hand and seal this 20 day of April, 2006.




Neil Layton

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me this 20 day of April, 2006, by Neil Layton, who is personally known to me, or who produced _____ as identification.





Notary Public, State of Florida

GARY A. GIBBONS
Printed Name of Notary

My Commission # _____

My Commission Expires: _____

ACKNOWLEDGMENT OF REGISTERED AGENT

Having been named as registered agent to accept service of OREGON PLACE CONDOMINIUM ASSOCIATION, INC., at the place designated in this certificate, I hereby accept to act in this capacity and I further agree to comply with the statutory provisions relating to keeping open said office.



Signature/Registered Agent

4/20/06
Date

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