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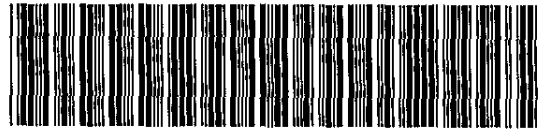
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06 MAY -5 PM 1:04

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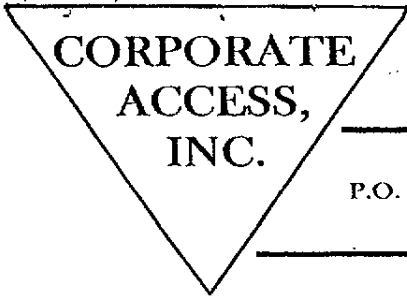
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WALK IN

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- CERTIFIED COPY _____
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1. Mendoza Commerce center owners' Association, Inc.
(CORPORATE NAME AND DOCUMENT #)
2. _____
(CORPORATE NAME AND DOCUMENT #)
3. _____
(CORPORATE NAME AND DOCUMENT #)
4. _____
(CORPORATE NAME AND DOCUMENT #)
5. _____
(CORPORATE NAME AND DOCUMENT #)
6. _____
(CORPORATE NAME AND DOCUMENT #)

SPECIAL INSTRUCTIONS:

FILED

ARTICLES OF INCORPORATION

06 MAY -5 PM 1:04

OF

SECRETARY OF STATE
TALLAHASSEE, FLORIDA

MENDONSA COMMERCE CENTER OWNERS' ASSOCIATION, INC.

In compliance with the requirements of Chapter 617, Florida Statutes, the undersigned, being a resident of the State of Florida and of full age, hereby forms a corporation not for profit in accordance with the laws of the State of Florida, and certifies as follows:

ARTICLE I

NAME

The name of this corporation is MENDONSA COMMERCE CENTER OWNERS' ASSOCIATION, INC., hereafter called the Association.

ARTICLE II

OFFICE

The initial principal office and mailing address of this Association shall be 2509 Turkey Creek Road, Plant City, Florida 33566, which office may be changed from time to time by action of the Board of Directors.

ARTICLE III

REGISTERED AGENT AND OFFICE

The name and street address of the initial registered agent and office of the Association shall be Donald K. Stine, 2509 Turkey Creek Road, Plant City, Florida 33566.

ARTICLE IV

PURPOSE AND POWERS OF THE ASSOCIATION

This Association does not contemplate pecuniary gain or profit to its members. The specific purposes for which it is formed are to promote the health, safety, and general welfare of the owners

of lots within MENDONSA COMMERCE CENTER subdivision according to the Plat thereof recorded or to be recorded in the public records of Hillsborough County, Florida (Subdivision). The purposes of this Association shall include, without limitation of the foregoing, the operation and maintenance of the surface water management system facilities by Southwest Florida Water Management District within the Subdivision, and carrying out, enforcing and otherwise fulfilling its rights and responsibilities under and pursuant to that certain Declaration of Restrictive Covenants and Easements for MENDONSA COMMERCE CENTER subdivision now or hereafter recorded among the Public Records of Hillsborough County, Florida, and any amendments or modifications thereof, herein together called the "Declaration." All terms defined in the Declaration shall have the same meaning when used herein, such Declaration being incorporated herein by reference. For the foregoing purposes, this Association is empowered to:

- (a) 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;
- (b) fix, levy, collect and enforce payment by any lawful means, all charges or assessments pursuant to the terms of the Declaration, and to pay all expenses in connection therewith and all office and other expenses incident to the conduct of the business of this Association, including all license fees, taxes, or governmental charges levied or imposed against the real or personal property of this Association;
- (c) grant easements to public and private utility companies, and to public bodies or governmental agencies or other entities or persons, without cost or charge, where convenient, desirable or necessary in connection with the development of the Subdivision, and the providing of utility and other services thereto;
- (d) adopt, alter, amend, and rescind reasonable rules and regulations from time to time, which rules and regulations shall be consistent with the rights and duties established by the Declaration and with the provisions of these Articles of Incorporation;
- (e) contract for the operation and maintenance of surface water management system facilities, 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 permitted by Southwest Florida Water Management District; and

- (f) the Association has the power to own and convey property.
- (g) have and exercise any and all powers, rights, and privileges which a corporation organized under Chapter 617, Florida Statutes by law may now or hereafter have or exercise.

ARTICLE V

BOARD OF DIRECTORS

Directors elected at the first such annual membership meeting, and thereafter, shall serve for a period of one year, and until their successors have been duly elected and qualified. The manner of election of Directors shall be as provided in the Bylaws.

ARTICLE VI

INCORPORATOR

The name and address of the Incorporator to these Articles of Incorporation is as follows:

<u>NAME</u>	<u>ADDRESS</u>
Donald K. Stine	2509 Turkey Creek Road Plant City, FL 33566

ARTICLE VII

INTERPRETATION

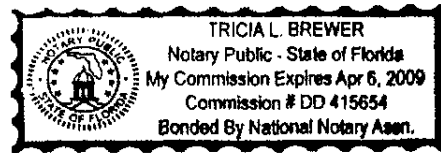
Express reference is hereby made to the terms, provisions, definitions, and rules of interpretation contained in the Declaration where necessary to interpret, construe, and clarify the provisions of these Articles. In subscribing and filing these Articles, it is the intent of the undersigned that the provisions hereof be consistent with the provisions of the Declaration and, to the extent not prohibited by law, that the provisions of these Articles and of the Declaration be

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me this 2 day of MAY 2006, by Donald K. Stine, who is personally known to me or who has produced his Florida Driver License as identification.

Tricia L Brewer
Notary Public, State of Florida at Large
My Commission Expires: APRIL 6, 2009

TRICIA L. BREWER
Printed Name of Notary Public



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05 MAY -5 PM 1:04

CERTIFICATE OF DESIGNATION
REGISTERED AGENT/REGISTERED OFFICE

SECRETARY OF STATE
TALLAHASSEE, FLORIDA

Pursuant to the provisions of Sections 607.0501 or 617.0501, 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:

1. The name of the corporation is:

MENDONSA COMMERCE CENTER OWNERS' ASSOCIATION, INC.

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

Donald K. Stine
2509 Turkey Road
Plant City, Florida 33566

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 OBLIGATIONS OF MY POSITION AS REGISTERED AGENT.



Donald K. Stine

Dated: 2 MAY 06