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From: **GAIL S. ANDRE'**  
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**FLORIDA PROFIT/NON PROFIT CORPORATION**

**REGENCY POINTE II CONDOMINIUM ASSOCIATION, INC.**

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**ARTICLES OF INCORPORATION  
OF  
REGENCY POINTE II  
CONDOMINIUM ASSOCIATION, INC.**

We, the undersigned do hereby associate ourselves for the purpose of forming a corporation not for profit, pursuant to the laws of the State of Florida. In this regard, we certify as follows:

**ARTICLE 1**

**Definitions**

1.1 All capitalized terms used but not defined herein shall have the meanings ascribed to them in the Declaration of Condominium of Regency Pointe II, A Commercial Condominium (the "Declaration").

**ARTICLE 2**

**Name**

2.1 The name of the corporation shall be REGENCY POINTE II CONDOMINIUM ASSOCIATION, INC. (the "Association").

**ARTICLE 3**

**Purpose**

3.1 The purpose for which the Association is organized is to provide an entity pursuant to Chapter 718, Florida Statutes (the "Condominium Act") for the management and operation of Regency Pointe II, A Commercial Condominium, which is to be created pursuant to the provisions of the Condominium Act.

**ARTICLE 4**

**Powers**

The powers of the Association shall include and be governed by the following provisions:

4.1 The Association shall have all of the powers and privileges granted to corporations not for profit under the laws of the State of Florida, which are not in conflict with the terms of the Condominium Act, the Declaration, these Articles of Incorporation or the Bylaws of the Association, including, without limitation, all the powers set forth in Section 617.0302, Florida Statutes.

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4.2 The Association shall have all of the powers and duties set forth in the Condominium Act and all of the powers and duties set forth in the Declaration, these Articles of Incorporation and the Bylaws of the Association.

**ARTICLE 5**

**Members**

5.1 The members of the Association shall consist of all Unit Owners of Condominium Parcels in Regency Pointe II, A Commercial Condominium. No person holding any lien, mortgage or other encumbrance upon any Condominium Parcel shall by virtue of such lien, mortgage or other encumbrance be a member of the Association, except if such person acquires record title to a Condominium Parcel pursuant to foreclosure or any proceeding in lieu of foreclosure, in which cases such person shall be a member upon acquisition of record title to a Condominium Parcel.

5.2 Membership shall be acquired by recording in the Public Records of Seminole County, Florida, a deed or other instrument establishing record title to a Condominium Parcel in Regency Pointe II, A Commercial Condominium. Upon such recordation, the Unit Owner designated by such deed or other such instrument shall become a member of the Association, and the membership of the prior Unit Owner shall thereby be terminated, provided, however, any person who owns more than one Condominium Parcel shall remain a member of the Association so long as record title is retained to any Condominium Parcel.

5.3 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 Condominium Parcel.

5.4 The owner of record of each Unit in the Condominium, including Developer, shall be entitled to the voting rights established for the Unit by the Declaration.

**ARTICLE 6**

**Existence**

6.1 The Association shall have perpetual existence.

**ARTICLE 7**

**Subscribers**

7.1 The name and address of the subscriber to these Articles of Incorporation is:

Scott C. Thompson, Esq.  
Lowndes, Drosdick, Doster, Kantor &  
Reed, P.A.  
215 N. Eola Drive  
Orlando, Florida 32801

**ARTICLE 8**

**Board of Directors**

8.1 The affairs of the Association shall be managed by a board of directors (the "Board of Directors") of which there shall be not less than three (3) members. Each member of the Board of Directors (each a "Director" and, collectively, the "Directors") shall be a member of the Association, except as otherwise provided in this Article 8.

8.2 Directors shall be elected at the annual meeting of the members of the Association in the manner provided in the Bylaws of the Association. Except as otherwise provided in this Article 8 and in the Condominium Act, Directors shall serve until the next annual meeting of the members. Except as to vacancies created by removal of Directors by members pursuant to the Condominium Act, vacancies occurring on the Board of Directors shall be filled at a meeting of the Board of Directors by the affirmative vote of a majority of Directors. Any Director elected to fill a vacancy shall serve until the expiration of the terms of the Director whose vacancy he was elected to fill.

8.3 The first election of the Directors by members of the Association shall be held at the time and in the manner specified in the Bylaws of the Association and not less than sixty (60) days notice of such meeting shall be given. The procedure for the election of Directors at such meeting shall be as provided in the Bylaws of the Association.

8.4 The initial Directors, who need not be members of the Association, shall be the following persons, and they shall serve as the Board of Directors of the Association, until the election contemplated by paragraph 8.3 hereof takes place:

Roger W. Soderstrom  
719 Rodel Cove  
Lake Mary, FL 32746

Delmas B. Wood  
719 Rodel Cove  
Lake Mary, FL 32746

Freddie Crespo, Jr.  
3260 Night Breeze Lane  
Lake Mary, Florida 32746

**ARTICLE 9**

**Officers**

9.1 The Board of Directors shall, in accordance with the Bylaws of the Association, elect a President, Vice President, and Secretary/Treasurer, all of whom shall serve at the pleasure of the Board of Directors. There may also be such assistant treasurers and assistant secretaries as the Board of Directors may from time to time determine.

**ARTICLE 10**

**Bylaws**

10.1 The original Bylaws of the Association shall be adopted by the initial Board of Directors; thereafter, amendment of said Bylaws of the Association shall be by the members in accordance with the provisions of said Bylaws of the Association.

**ARTICLE 11**

**Indemnity and Insurance**

11.1 Every Director and every officer of the Association shall be indemnified by the Association against all expenses or liabilities, including counsel fees, reasonably incurred by or imposed upon him in connection with any proceeding to which he may be a party, or in which he may become involved, by reason of his being or having been a Director or officer at the time such expenses or liabilities are incurred, except in such cases wherein the Director or officer is adjudged guilty of willful misfeasance or malfeasance in the performance of his duties. The foregoing right of indemnification shall be in addition to and not exclusive of all other rights to which such Director may be entitled.

The Association shall have the power to purchase and maintain insurance on behalf of any person who is or was a Director of the Association, or is or was serving at the request of the Association as a Director of another association, against any liability asserted against him and incurred by him in any such capacity, or arising out of his status as such, whether or not the Association would have the power to indemnify him against such liability under the provisions of the Bylaws of the Association.

**ARTICLE 12**

**Amendments**

12.1 Amendments to these Articles of Incorporation shall be proposed and adopted in the manner provided for in this Article 12.

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

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12.3 A resolution for the adoption of a proposed amendment may be proposed either by the Board of Directors of the Association or by the members of the Association entitled to vote at an Association meeting. Such members may propose such an amendment by instrument in writing directed to the President or Secretary of the Association signed by a majority of such members. Amendments may be proposed by the Board of Directors by action of a majority of the Board of Directors at any regular or special meeting of the Board of Directors. The Board of Directors shall then notice a meeting of the members of the Association for the purpose of considering such amendment to be held not sooner than twenty days nor later than sixty days after such proposal is adopted by the Board of Directors. Such amendment must be approved by the affirmative vote of the majority of members.

12.4 Notwithstanding the provisions of Paragraph 12.3 hereof, until the first election of the Directors by members, as provided in these Articles of Incorporation and the Bylaws of the Association, proposal of an amendment and approval thereof shall require the affirmative vote of majority of all Directors at any regular or special meeting thereof.

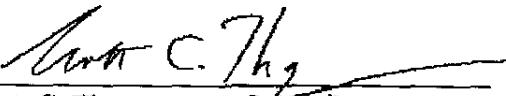
12.5 Each amendment shall be executed by the President of the Association and certified by the Secretary and shall be filed with the Secretary of State for the State of Florida. A certified copy thereof, together with an amendment to the Declaration, shall be recorded in the Public Records of Seminole County, Florida.

**ARTICLE 13**

**Principal Office**

13.1 The principal office of the Association shall be located at 719 Rodel Cove, Lake Mary, FL 32746 but the Association may maintain offices and transact business in such other places within Seminole County, and the State of Florida as may from time to time be designated by the Board of Directors. However, the official records of the Association shall be maintained within the State of Florida. The records of the Association shall be made available to a Unit Owner within five (5) working days after receipt of written request by the Board of Directors or its designee. Compliance with this requirement may be achieved by having a copy of the Official Records of the Association available for inspection or copying on the condominium property or Association property. The official registered agent for services of process at such address shall be Scott C. Thompson, Esq., until such time as replaced by the corporation.

IN WITNESS WHEREOF, the Subscriber has hereunto set his hand and seal this 8<sup>th</sup> day of May, 2006.

  
\_\_\_\_\_  
Scott C. Thompson, as Subscriber

ACCEPTANCE OF DESIGNATION AS REGISTERED AGENT

The undersigned, an individual resident of the State of Florida, having been named in Article 13 of the foregoing Articles of Incorporation as initial Registered Agent at the office designated therein, hereby accepts such appointment and agrees to act in such capacity. The undersigned hereby states that he is familiar with, and hereby accepts, the obligations set forth in Section 617.0503, Florida Statutes, and the undersigned will further comply with any other provisions of law made applicable to him as Registered Agent of the corporation.

Dated this 8<sup>th</sup> day of May, 2006.

  
\_\_\_\_\_  
Scott C. Thompson, as Registered Agent

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