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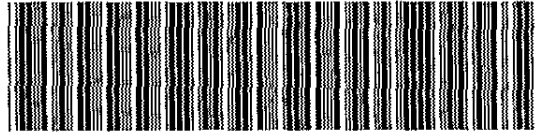
(Business Entity Name)

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06 AUG 14 PM 12:30

SECRETARY OF STATE
TALLAHASSEE, FLORIDA

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DEPARTMENT OF STATE
DIVISION OF CORPORATIONS

2006 AUG 14 PM 12:20

NOTED
TO ACKNOWLEDGE
SUFFICIENCY OF FILING

158 8/15/06

COVER LETTER

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06 AUG 14 PM 12:30

SECRETARY OF STATE
TALLAHASSEE, FLORIDA

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

SUBJECT: BUFORD OFFICE CONDOMINIUM 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: Claude R. Walker, Esq.
Name (Printed or typed)

Huey, Guilday - 1983 Centre Pointe Blvd., #200
Address

Tallahassee, FL 32308
City, State & Zip

(850) 224-7091
Daytime Telephone number

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

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ARTICLES OF INCORPORATION

06 AUG 14 PM 12:30

OF

SECRETARY OF STATE
TALLAHASSEE, FLORIDA

BUFORD OFFICE CONDOMINIUM ASSOCIATION, INC.

THE UNDERSIGNED, hereby associate themselves for the purpose of forming a corporation not for profit, under and pursuant to Chapter 617, Florida Statutes, and do certify as follows:

ARTICLE I

Name

The name of this corporation is **BUFORD OFFICE CONDOMINIUM ASSOCIATION, INC.** The corporation is sometimes referred to herein as the "Association."

ARTICLE II

Purposes

This corporation is organized to operate and manage the affairs and property of a condominium established in accordance with Chapter 718, Florida Statutes (1999), upon real property situate, lying and being in Leon County, Florida; to perform and carry out the acts and duties incident to the administration, operation and management of said Condominium in accordance with the terms, provisions and conditions contained in these Articles of Incorporation, in the Declaration of Condominium of said Condominium and any amendments thereto, which will be recorded among the Public Records of Leon County, Florida; and to own, operate, lease, sell trade and otherwise deal with such property, whether real or personal, as may be necessary or convenient in the administration of the Condominium.

The terms used herein shall have the same meaning attributed to them in Chapter 718, Florida Statutes; as amended.

ARTICLE III

Powers

The Association shall have all of the power of a corporation not for profit existing under the laws of the State of Florida, and all the powers are hereafter granted to condominium associations by the Condominium Act, Chapter 718, Florida Statutes (1999), as the same may be hereafter amended and all the powers reasonably necessary to implement the powers of the Association, which powers shall include, but are not limited to, the power:

A. To make, establish and enforce reasonable rules and regulations governing the use of the Condominium property;

B. To make, levy and collect assessments against Owners of Condominium Parcels to provide the funds to pay for Common Expenses as provided for in the condominium documents and the Condominium Act, and to use and expend the proceeds of assessments in the exercise of the powers and duties of the Association;

C. To maintain, repair, replace and operate those portions of the Condominium Property that the Association has the duty or right to maintain, repair, replace and operate under the condominium documents;

D. 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 by performing such functions as the submission of proposals, collection of assessments, preparation of records, enforcement of rules and maintenance, repair and replacement of the Common Elements with funds as shall be made available by the Association for such purposes. The Association and its officers shall, however, retain at all times the powers and duties granted by the condominium documents and the Condominium Act, including, but not limited to, the

making of assessments, promulgation of rules and execution of contracts on behalf of the association;

E. To employ personnel to perform the services required for property operation of the Condominium;

F. To purchase insurance upon the Condominium Property for the protection of the Association and its members;

G. To reconstruct improvements constructed on the real property submitted to Condominium Ownership after casualty or other loss;

H. To make additional improvements on and to the Condominium property;

I. To enforce by legal action the provisions of the Condominium Documents;

ARTICLES IV

Members

A. Members:

1. The members of the Association shall consist of Unit Owners owning a vested present interest in the fee title to any Condominium Parcel forming a part of BUFORD OFFICE CONDOMINIUM, a Condominium, which interest is evidenced by duly recorded instrument in the Official Public Records of Leon County, Florida, and after the termination of the Condominium shall consist of those persons who are members at the time of such termination.

B. Voting Members:

1. Each Condominium Parcel shall be entitled to one (1) vote, which vote shall be exercised by the Unit Owner designated by the Owner or Owners of a majority interest in a single Condominium Parcel to cast the vote appurtenant to said Parcel. The designation of voting members shall be perfected in the manner provided in the Declaration of Condominium.

C. Assignment:

1. Neither the share of a member in the funds and assets of the Association, nor membership in this Association may be assigned, hypothecated or transferred in any manner except as an appurtenance to a Condominium Parcel.

2. The members of the Association shall be subject to all of the terms, conditions, restrictions and covenants contained in the Condominium Documents.

ARTICLE V

Term

This corporation shall exist perpetually.

ARTICLE VI

Subscriber

The name and residence of the subscriber to these Articles of Incorporation is as follows:

Michael Titze Company, Inc.
1906 Buford Boulevard, Suite 1
Tallahassee FL 32308

ARTICLE VII

Board of Directors

The first Board of Directors named in these Articles of Incorporation shall also be members of the Association until the first annual meeting of Unit Owners. The Board of Directors shall manage the affairs and business of the Association. They shall be authorized to undertake the necessary activities to accomplish the provisions of the Condominium Declaration, the Articles and By-Laws. In the event any Director named in these Articles of Incorporation should for any reason be unwilling or unable to be an active member of the Association, the remaining Directors shall select a successor member to serve in his place and stead, in accordance with the provisions of the By-Laws of the Association. The Board of Directors shall

consist of two (2) directors. The Board of Directors shall be elected annually by the members of the Association entitled to vote. The names and addresses of the first Board of Directors who shall hold office until their successors are elected and have qualified are as follows:

Michael Titze
1906 Buford Boulevard, Suite 1
Tallahassee FL 32308

Tony Starace
1906 Buford Boulevard, Suite 3
Tallahassee FL 32308

ARTICLE VIII

Officers

The affairs of the Association shall be managed by a President, Secretary and Treasurer. The officers of the Association shall be elected by the Board of Directors and shall be in accordance with the provisions of the By-Laws of the Association. The names and addresses of the officers who are to serve until the first election of officers are:

President:	Michael Titze 1906 Buford Boulevard, Suite 1 Tallahassee, Florida 32308
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Secretary/Treasurer:	Tony Starace 1906 Buford Boulevard, Suite 3 Tallahassee, Florida 32308
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ARTICLE IX

Indemnification

Every director and every officer of the Association will be indemnified by the Association against all expenses and 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 of the Association, or any settlement thereof, whether or not he is 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 his duties; 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 other rights to which such director or officer may be entitled.

ARTICLE X

By-Laws

The Association shall adopt By-Laws governing the conduct of the affairs of the Association. The Association shall have the right to alter, amend or rescind the By-Laws in accordance with Florida law.

ARTICLE XI

Principal Place of Business

The principal place of business of this corporation shall be located at 1906 Buford Boulevard, Suite 1, Tallahassee, Florida 32308 or at such other place or places as may be designated from time to time by the Board of Directors.

ARTICLE XII

Registered Agent

Michael W. Titze, whose address is 1906 Buford Boulevard, Suite 1, Tallahassee, Florida 32308, is appointed Registered Agent for service of process of this corporation, subject to the

right of this Corporation to change the name in the manner provided by the laws of the State of Florida.

IN WITNESS WHEREOF, the subscribing incorporator has hereunto set his hand and seal and caused these Articles Incorporation be executed this 11 day of August, 2006.

WITNESSES:

MICHAEL TITZE COMPANY, INC.,
a Florida corporation

Sherri Dean
Witness Sherri Dean

Michael W. Titze
Michael W. Titze,
its President

Julia M. Scholz
Witness Julia M. Scholz

STATE OF FLORIDA,
COUNTY OF LEON.

I HEREBY CERTIFY that on this day, before me, a Notary Public duly authorized in the State and County named above to take acknowledgment, personally appeared Michael W. Titze, the President of Michael Titze Company, Inc., a Florida corporation, on behalf of the company, who is known to be the person described in and who executed the foregoing ARTICLES OF INCORPORATION, and acknowledged before me that he executed the same for the uses and purposes therein expressed.

WITNESS my hand and official seal in the State and County named above this 11 day of August, 2006.

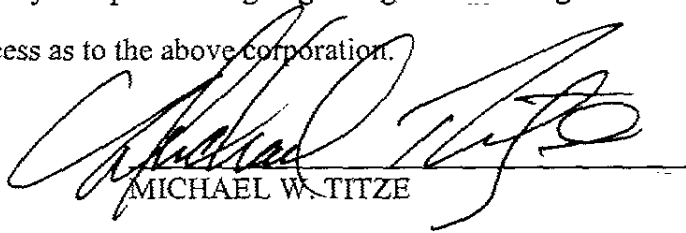
Sherri G. Dean
NOTARY PUBLIC

My Commission Expires:



**ACCEPTANCE OF DESIGNATION
AS REGISTERED AGENT**

Michael W. Titze does hereby accept the foregoing Designation as Registered Agent for the corporation, for service of process as to the above corporation.


MICHAEL W. TITZE

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06 AUG 14 PM 12:30
SECRETARY OF STATE
TALLAHASSEE, FLORIDA