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TALLAHASSEE, FLORIDA

FLORIDA PROFIT/NON PROFIT CORPORATION

ASHLYN PARK CONDOMINIUM ASSOCIATION, INC.

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FILED**ARTICLES OF INCORPORATION**

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ASHLYN PARK CONDOMINIUM ASSOCIATION, INC.

a Florida not for profit corporation

SECRETARY OF STATE
TALLAHASSEE, FLORIDA

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 AND ADDRESS

The name of this corporation is ASHLYN PARK CONDOMINIUM ASSOCIATION, INC. The principal place of business and mailing address of the corporation is 5102 W. Linebaugh Ave., Tampa, Florida 33624. For convenience, this corporation shall be referred to in this instrument as the "Association."

ARTICLE II - 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 Association is organized is to provide an entity responsible for the operation of a condominium in Hillsborough County, Florida, known as ASHLYN PARK CONDOMINIUM (the "Condominium"). The Declaration of Condominium, and any amendments thereto whereby said Condominium has been or will be created, is herein called the "Declaration."

**ARTICLE III - QUALIFICATION OF MEMBER
AND MANNER OF ADMISSION**

Section 1. The members of the Association shall comprise all the record owners of condominium units in the Condominium. 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 assets of the Association cannot be assigned, hypothecated, or transferred in any manner whatsoever except as an appurtenance to such member's 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.

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ARTICLE IV - CORPORATE EXISTENCE

The Association's existence shall commence upon the filing of these Articles of Incorporation with the Secretary of State, State of Florida.

ARTICLE V - DIRECTORS AND OFFICERS

The affairs of the Association shall be managed by its Board of Directors. The directors and officers may lawfully and properly exercise all powers provided herein, and in particular the powers set in Article XI, Sections 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 agreements, or that such directors or officers may hold a proprietary interest or title in the entity 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 as subsequently declared or amended, shall stand as an absolute confirmation of such agreements and of the exercise by the directors and officers of the Association of the powers pertinent thereto.

ARTICLE VI - 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) initial members of the Board. 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 seventy-five percent (75%) 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: Scott Spector, 5102 W. Linebaugh Ave., Tampa, Florida, 33624, Elliott Spector, 7124 Valencia Drive, Boca Raton, Florida 33433, and Sheryl Spector, 5102 W. Linebaugh Ave., Tampa, Florida, 33624.

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ARTICLE VII - 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:	Scott Spector
Vice President:	Elliott Spector
Secretary/Treasurer:	Sheryl Spector

Section 3. The officers shall be elected by the Board of Directors at its first meeting following the annual meeting of the members 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 VIII - BYLAWS

At the first general membership meeting of the Association following the approval of these 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 IX - AMENDMENT TO ARTICLES

These Articles of Incorporation may be amended at any special or regular 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 a meeting only after the Association members have been given due and timely notice of said meeting as required by the Bylaws.

ARTICLE X - INITIAL REGISTERED AGENT & OFFICE

The name of the initial registered agent of the Association and the street address of the initial registered office of the Association are as follows: C. Graham Carothers, Jr., Shumaker, Loop & Kendrick, LLP, 101 East Kennedy Boulevard, Suite 2800, Tampa, Florida 33602.

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ARTICLE XI - POWERS

The Association shall have the following additional powers:

Section 1. All the powers set forth and described in § 617.0302, Florida Statutes, such as are not 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 Condominium of Ashlyn Park 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 and to authorize a Management Agent to assist the Association in carrying out its powers and 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 as the Association shall make available 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 the assessments, promulgation of rules, and 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 XII - INCORPORATOR

The name and address of the incorporator of these Articles of Incorporation are as follows: C. Graham Carothers, Jr., c/o Shumaker, Loop & Kendrick, LLP, 101 East Kennedy Boulevard, Suite 2800, Tampa, Florida 33602.

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IN WITNESS WHEREOF, the undersigned, being the incorporator, has hereto affixed his signature on this 5th day of September, 2006.


C. Graham Carothers, Jr.

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me this 5th day of September, 2006 by C. Graham Carothers, Jr., who ☒ is personally known to me or ☐ has produced _____ as identification and did take an oath. [Notary, check appropriate blank.]



Colette C. Jaccard
Commission #DD258855
Expires: Oct 15, 2007
Bonded Thru
Atlantic Bonding Co., Inc.

Colette C. Jaccard

Type / Print Name:

Notary Public, State of Florida

My Commission Expires:

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CERTIFICATE OF DESIGNATION
REGISTERED AGENT/ REGISTERED OFFICE

Pursuant to the relevant provisions of the Florida Statutes, the undersigned Association, 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 Association is Ashlyn Park Condominium Association, Inc.
2. The name and street address of the registered agent and office in the State of Florida are:

C. Graham Carothers, Jr.
Shumaker, Loop & Kendrick, LLP
101 East Kennedy Boulevard
Suite 2800
Tampa, Florida 33602

HAVING BEEN NAMED AS REGISTERED AGENT AND TO ACCEPT SERVICE OF PROCESS FOR THE ABOVE NAMED ASSOCIATION 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 OBLIGATION OF MY POSITION AS REGISTERED AGENT.


C. Graham Carothers, Jr.
Registered Agent
Dated: September 5, 2006

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