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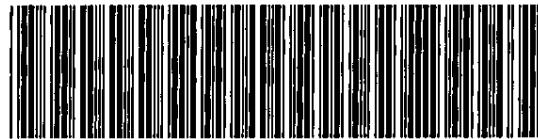
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**CHARLES D. MINER, P.A.**  
*Attorney at Law*

5120 Curry Ford Road  
Orlando, Florida 32812  
Phone: (407) 273-1700  
Fax: (407) 273-1730  
e-mail: [minercdm@aol.com](mailto:minercdm@aol.com)

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Corporate and Business Law

September 18, 2006

Secretary of State  
Division of Corporations  
P.O. Box 6327  
Tallahassee, Florida 32399-0250

Re: Curry Ford Offices  
Condominium Association, Inc.  
Effective Date: Date of Filing

Dear Sir or Madam:

Enclosed please find fully executed Articles of Incorporation for Curry Ford Offices Condominium Association, Inc. Also enclosed please find my firm's check in the amount of \$78.75 representing the filing fee for filing the Articles of Incorporation and obtaining a certified copy of these Articles.

Please return a certified copy of the Articles of Incorporation to me once it has been filed. Please note that, pursuant to Article V of the Articles of Incorporation, the effective date for this corporation will be the date the Articles are filed.

Please feel free to call me if you have any questions concerning any of the above.

Very truly yours,



Charles D. Miner

cc: Mr. Paul D. Buholz  
Mr. Robert S. Harrell  
Mr. Robert D. Trost

ARTICLES OF INCORPORATION

of

**CURRY FORD OFFICES  
CONDOMINIUM ASSOCIATION, INC.**  
(a not-for-profit corporation under the  
laws of the State of Florida)

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TALLAHASSEE, FLORIDA

The undersigned subscriber hereby signs and files these Articles of Incorporation pursuant to Section 617.013, Florida Statutes, in order to form a not-for-profit corporation under the laws of the State of Florida.

ARTICLE I – NAME

The name of this corporation shall be **CURRY FORD OFFICES  
CONDOMINIUM ASSOCIATION, INC.** (the “Association”).

ARTICLE II – PURPOSE

The purpose for which the Association has been organized is to administer the operation and management of a professional office condominium to be established by **CURRY FORD OFFICES, LLC**, a Florida limited liability company (the “Developer”), such condominium to be established in accordance with Chapter 718, Florida Statutes (“Condominium Act”), and otherwise in accordance with the laws of the State of Florida, upon the following described property, situated, lying and being in Orange County, Florida, to wit:

SEE EXHIBIT “A” ATTACHED HERETO AND  
INCORPORATED HEREIN BY THIS REFERENCE

and to undertake the performance of the acts and duties incident to the administration of the operation and management of said condominium and in accordance with the terms, provisions, conditions and authorizations contained in these articles and which may be contained in the Declaration of Condominium for the **CURRY FORD OFFICES, A COMMERCIAL CONDOMINIUM** (“Declaration of Condominium”) which will be recorded in the Public Records of Orange County, Florida, at the time said property, and the improvements now or hereafter to be situated thereon are submitted to a plan of condominium ownership; 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 said condominium. The Association shall be conducted as a non-profit organization for the benefit of its members.

### ARTICLE III – POWERS

The Association shall have the following powers:

A. All of the powers and duties granted to corporations and corporations not-for-profit as set forth in Chapters 617, Florida Statutes, except as expressly limited or restricted by the Florida Condominium Act, and all of the powers and privileges which may be granted unto said Association or exercised by it under any other applicable laws of the State of Florida.

B. All of the powers reasonably necessary to implement and effectuate the purposes of the Association, including, but not limited to:

1. To make and establish reasonable rules and regulations governing the use of condominium units and the common elements in the condominium as said terms may be defined in the Declaration of Condominium.

2. To levy and collect assessments against members of the Association to defray the common expenses of the condominium as may be provided in the Declaration of Condominium and in the By-Laws of the Association which may be hereafter adopted, including the right to levy and collect assessments for the purposes of acquiring, operating, leasing and otherwise trading and dealing with such property, whether real or personal, including the units in the condominium, which may be necessary or convenient for the operation and management of the condominium and in accomplishing the purposes set forth in the Declaration of Condominium.

3. To maintain, repair, replace, operate and manage the condominium and the property comprising same, including the right to reconstruct improvements after casualty and to make further improvements of the condominium property.

4. 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 duties by performing such functions as the collection of assessments, preparation of records, enforcement of rules and maintenance of the common elements. The Association shall, however, retain at all times the power and duties granted to it by the Condominium Act, including, but not limited to, the power to make assessments, promulgate rules and execute contracts on behalf of the Association.

5. To enforce the provisions of the Declaration of Condominium, these Articles of Incorporation, the By-Laws of the Association which may hereafter be adopted, and the rules and regulations governing the use of the condominium as the same may hereafter be established.

6. To acquire title to property or otherwise hold, convey, lease and mortgage Association property for the use and benefit of its members. The power to

acquire personal property shall be exercised by the Board of Directors. Except as otherwise permitted in subsections (8) and (9) of Section 718.111, Florida Statutes, and in Section 718.114, Florida Statutes, the Association may not acquire, convey, lease or mortgage Association real property except in the manner provided in the Declaration of Condominium, and if the Declaration of Condominium does not specify such procedures, then approval of seventy-five percent (75%) of the total voting interests in the Association shall be required.

7. To exercise, undertake and accomplish all of the rights, duties and obligations which may be granted to or imposed upon the Association pursuant to the Declaration of Condominium.

#### ARTICLE IV – MEMBERSHIP IN ASSOCIATION; VOTING RIGHTS

The qualification of the members, the manner of their admission to the Association, and termination of such membership, and voting by all members shall be as follows:

A. The owners of all condominium units in the condominium shall be members of the Association, and no other person or entities shall be entitled to membership, except as provided in Paragraph E of this Article IV. Membership shall be appurtenant and may not be separate from ownership of any Unit which is subject to assessment by the Association.

B. Membership shall belong to any person or entity who acquires fee title to any unit in the condominium or who acquires a fee ownership interest therein, whether by conveyance, devise, judicial decree or otherwise, and the membership of a party shall be automatically terminated upon his being divested of all title to his entire fee ownership interest in all units in the condominium.

C. The interest 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 unit. The funds and assets of the Association shall belong solely to the Association, subject to the limitation that the same be expended, held or used for the benefit of the membership and for the purposes authorized herein, in the Declaration of Condominium, and in the By-Laws of the Association.

D. On all matters on which the membership shall be entitled to vote, each unit owner shall have a vote equal to such unit's percentage interest in the undivided Common Elements of the Association, which shall be in proportion to the square footage attributable to such Unit as compared to the total square footages attributable to all Units. The vote for each unit shall be exercised or cast by the owner or owners of each unit in such a manner as may be provided in the By-Laws hereafter adopted. Should any member own more than one (1) unit, such member shall be entitled to exercise or cast votes for each unit that he owns, in the manner provided in said By-Laws.

E. Until such time as the property described in Article II hereof is submitted to a plan of condominium ownership by the recordation of said Declaration of Condominium, the membership of the Association shall be comprised of the initial members of the Board of Directors as set forth in these Articles, or any subsequent members of the Board of Directors who may be appointed to such position by the Developer, each of which members shall be entitled to cast one (1) vote on all matters on which that member shall be entitled to vote.

#### ARTICLE V - EXISTENCE AND DURATION

The Association shall have perpetual existence. Existence of the Association shall commence with the filing of these Articles of Incorporation with the Secretary of State, Tallahassee, Florida.

#### ARTICLE VI – INITIAL PRINCIPAL OFFICE

The initial principal office and mailing address of the Association shall be located at 5300 S. Orange Avenue, Orlando, Florida 32809, but the Association may maintain offices and transact business in such other places within or without the State of Florida as may from time to time be designated by the Board of Directors.

#### ARTICLE VII – REGISTERED AGENT

The registered agent for the Association shall be **ROBERT D. TROST** and the address for the registered agent in the State of Florida shall be 3041 Tindall Acres Road, Kissimmee, Florida 34744.

#### ARTICLE VIII – BOARD OF DIRECTORS

The affairs of the Association shall be managed by the Board of Directors. The members of the Board of Directors shall be elected as provided by the By-Laws of the Association. The Board of Directors shall be members of the Association or shall be authorized representatives, officers or employees of a corporate member of the Association. The number of members elected as officers of the Board of Directors of the Association shall be three (3), except that the Board of Directors may determine to increase such number to five (5) at such time as the Developer no longer owns all of the Property which is to be dedicated to condominium ownership. Any vacancies in the Board of Directors occurring before the first election will be filled by the Developer, unless the vacancy occurs when both the Developer and unit owners other than the Developer are entitled to representation, in which event the vacancy shall be filled by an election as provided in Rule 61B.23.0021 Florida Administrative Code. The first election of directors shall be held sixty (60) days from the date the first condominium units are sold to persons other than the Developer; thereafter, elections of directors shall be held once a year at the annual membership meeting. The Developer is entitled to elect or

appoint at least one (1) member of the Board of Directors of the Association as long as the Developer holds for sale in the ordinary course of business at least five percent (5%) of the units in the condominium operated by the Association.

The names and addresses of the members of the first Board of Directors who shall hold office until their successors are either appointed by the Developer or are elected and have qualified, or until removed, are as follows:

**ROBERT S. HARRELL**  
5300 South Orange Avenue  
Orlando, Florida 32809

**ROBERT D. TROST**  
3041 Tindall Acres Road  
Kissimmee, Florida 34744

**PAUL D. BUHOLZ**  
5300 South Orange Avenue  
Orlando, Florida 32809

#### ARTICLE IX - OFFICERS

The Board of Directors shall elect a President, a Secretary and a Treasurer and as many Vice Presidents, Assistant Secretaries and Assistant Treasurers as the Board of Directors shall determine. The President shall be elected from among the membership of the Board of Directors but no other officer needs to be a director. The same person may hold two (2) offices, the duties of which are not incompatible; provided, however, that the office of the President and Vice President shall not be held by the same person, nor shall the office of President, Secretary or Assistant Secretary be held by the same person.

The affairs of the Association shall be administered by the officers designated in the By-Laws of the Association. Said officers will be elected by the Board of Directors at its first meeting following the annual meeting of the members of the Association. With the approval of the Board of Directors, the officers may employ a managing agent and/or such other managerial and supervisory personnel or entities to administer or assist in the administration of the operation and management of the condominium, and the affairs of the Association, and any such person or entity may be so employed without regard to whether such person or entity is a member of the Association or a director of the Association.

The names and addresses of the officers who will serve until their successors are designated are as follows:

President - **ROBERT D. TROST**  
3041 Tindall Acres Road  
Kissimmee, Florida 34744

Vice President/  
Treasurer - **PAUL D. BUHOLZ**  
5300 South Orange Avenue  
Orlando, Florida 32809

Secretary - **ROBERT S. HARRELL**  
5300 South Orange Avenue  
Orlando, Florida 32809

#### ARTICLE X - SUBSCRIBER

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

**ROBERT D. TROST**  
3041 Tindall Acres Road  
Kissimmee, Florida 34774

#### ARTICLE XI - BY LAWS

The original By-Laws of the Association shall be adopted by the Board of Directors and, thereafter, such By-Laws may be altered, amended or rescinded by the Board of Directors only in such manner as said By-Laws may provide.

#### ARTICLE XII - INDEMNIFICATION

Every director and every officer of the Association shall be indemnified by the Association against all expenses and liabilities, including attorney 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, 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 to have been liable for or guilty of gross negligence or willful misconduct in the performance of his duties; provided that in the event of any claim for reimbursement or indemnification hereunder based upon a settlement by the director or officer seeking such reimbursement or indemnification, the indemnification herein shall only apply if the Board of Directors approves such settlement and reimbursement as being in the best interests 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. The intent of this indemnification is to afford protection to the directors and officers of the Association to the maximum extent allowed by law.

### ARTICLE XIII - AMENDMENTS

Any amendment or amendments to these Articles of Incorporation may be proposed by the Board of Directors of the Association acting upon a vote of the majority of the officers, or by the members of the Association owning a majority of the condominium units in the condominium, whether meeting as members or by instruments in writing signed by them. Upon any amendment or amendments to these Articles being proposed by said Board of Directors or members, such proposed amendment or amendments shall be transmitted to the President of the Association or other officer of the Association in the absence of the President, who shall thereupon call a special meeting of the members of the Association for a date no sooner than twenty (20) days nor later than sixty (60) days from the receipt by him of the proposed amendment or amendments, and it shall be the duty of the Secretary to give each member written or printed notice of such meeting, stating the time and place of the meeting and reciting the proposed amendment or amendments in reasonably detailed form, which notice shall be mailed or presented personally to each member not less than ten (10) days nor more than thirty (30) days before the date set for such meeting. If mailed, the notice of the membership meeting shall be sent by certified mail, return receipt requested, which mailing shall be deemed sufficient notice. Any member may, by written waiver of notice signed by such member, waive such notice, and such waiver when filed in the records of the Association, whether before or after the holding of the meeting, shall be deemed equivalent to the giving of such notice to such member. At such meeting, the amendment or amendments proposed must be approved by an affirmative vote of the members owning a majority of the condominium units in the condominium in order for such amendment or amendments to become effective. Thereupon, such amendment or amendments of these articles shall be transcribed and certified in such form as may be necessary to register the same in the office of the Secretary of State of Florida; and upon the registration of such amendment or amendments with said Secretary of State, a certified copy thereof shall be recorded in the Public Records of Orange County, Florida, within ten (10) days from the date on which the same is registered with the Secretary of State. At any meeting held to consider such amendment or amendments to these Articles, the written vote of any member of the Association shall be recognized, if such member is in attendance at such meeting or represented thereat by proxy, or if such written vote is delivered to the Secretary of the Association by such member at or prior to such meeting.

Notwithstanding the foregoing provisions of this Article XIII, no amendment or amendments to these Articles which shall abridge, amend or alter the rights of the Developer to designate or select members of the Board of Directors of the Association, as provided in Article VIII hereof, may be adopted or become effective without prior consent of the Developer.

#### ARTICLE XIV - DISSOLUTION

In the event of termination, dissolution or final liquidation of the Association, the assets shall be dedicated to an appropriate federal, state or local public agency, or to a corporation exempt from taxation under Section 501(c)(3) of the Internal Revenue Code of 1986 (or any corresponding provision in any future internal revenue law), for a public purpose, to be used in a fashion similar to the purpose for which the Association was formed. Any assets not so disposed of shall be disposed of for such purposes by a court of competent jurisdiction in the County in which the principal business assets of the Association are then located.

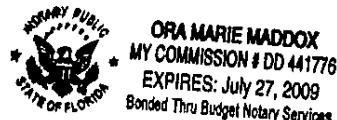
**IN WITNESS WHEREOF**, the subscriber has hereunto set his hand and seal this 20th day of September, 2006.

  
ROBERT D. TROST

STATE OF FLORIDA )  
COUNTY OF ORANGE )

**BEFORE ME**, the undersigned authority, personally appeared **ROBERT D. TROST** who, being by me first duly sworn, acknowledged that he executed the foregoing Articles of Incorporation for the purposes therein expressed, on this 20 day of September, 2006. He is [ ] personally known to me or [ ] was identified by me as follows: \_\_\_\_\_.

Ora Marie Maddox  
Notary Public, State of Florida  
My Commission Expires: 7-27-09



**CERTIFICATE DESIGNATING PLACE OF REGISTERED OFFICE  
FOR SERVICE OF PROCESS WITHIN THIS STATE AND  
NAME OF REGISTERED AGENT UPON WHOM  
PROCESS MAY BE SERVED**

This certificate is submitted in compliance with F.S. § 48.091 and 617.0501:

**CURRY FORD OFFICES CONDOMINIUM ASSOCIATION, INC.**, desiring to organize as a corporation under the laws of the State of Florida, with its principal office as indicated in its Articles of Incorporation in the City of Orlando, County of Orange, State of Florida, names the following person as its Registered Agent to accept service of process within this State: **ROBERT D. TROST**, 3041 Tindall Acres Road, Kissimmee, Florida 34744.

**Acceptance**

Having been named to accept service of process for the above named corporation, at the place designated in this Certificate, I hereby state that I am familiar with and accept the obligations of the position, and that I agree to act in this capacity and to comply with the provisions of the said statute relative to keeping open said office.

Dated this 20<sup>th</sup> day of September, 2006.



**ROBERT D. TROST**  
3041 Tindall Acres Road  
Kissimmee, FL 34744

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CLERK'S OFFICE, STATE  
OF ALABAMA  
MONTGOMERY, ALABAMA

FILED

## **EXHIBIT "A"**

Legal description of the property located in Orange County, Florida:

Tax Parcel I.D. # 02-23-3028-01-181

A Portion of Lots 118 and 119 of GOLDEN ACRES, SECTION "A" EXTENDED, according to the Plat thereof, as recorded in Plat Book Q, Page 104 of the Public Records of Orange County, Florida.

Begin at the Northwest Corner of said Lot 118; thence run South 89 degrees 35' 54" East along the North Line of said Lot 118 for 152.40 feet; thence run South 0 degrees 26'54" East for 113.07 feet; thence run South 89 degrees 33'06" West for 150.00 feet; thence run South 0 degrees 26'54" East for 128.25 feet to the North Right-of-Way line of Curry Ford Road (a 100 foot Right-of-Way); thence run North 67 degrees 19'42" West along said Right-of-Way line for 235.09 feet; thence run North 0 degrees 26'54" East for 154.45 feet to the North Line of Said Lot 119; thence run South 89 degrees 35'54" East for 213.85 feet to the Point of Beginning.