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CAPITAL CONNECTION

NO 230

NO 6000010714

Florida Department of State

Division of Corporations

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Account Number : I20000000257

Phone : (850) 224-8870

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FLORIDA PROFIT/NON PROFIT CORPORATION

FT. PIERCE BUSINESS PARK PROPERTY OWNERS ASSOCIATION

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CAPITAL CONNECTION₂₁

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October 12, 2006

FLORIDA DEPARTMENT OF STATE

Division of Corporations

YOUR CAPITAL CONNECTION, INC.

SUBJECT: FT. PIERCE BUSINESS PARK PROPERTY OWNERS ASSOCIATION, INC.
REF: W06000044806

We received your electronically transmitted document. However, the document has not been filed. Please make the following corrections and refax the complete document, including the electronic filing cover sheet.

The registered agent and street address must be consistent wherever it appears in your document.

You must list at least one incorporator with a complete business street address.

An effective date may be added to the Articles of Incorporation if a 2007 date is needed, otherwise the date of receipt will be the file date. A separate article must be added to the Articles of Incorporation for the effective date.

If you have any further questions concerning your document, please call (850) 245-6973.

Claretha Golden
Document Specialist
New Filing Section

FAX Aud. #: H06000249639
Letter Number: 206A00060837

ARTICLES OF INCORPORATION
OF
FT. PIERCE BUSINESS PARK
PROPERTY OWNERS ASSOCIATION, INC.
A NOT FOR PROFIT FLORIDA CORPORATION

I, the undersigned natural person of legal age and a citizen of the State of Florida, acting as incorporator of a corporation under Chapter 617 of the Florida Statutes, do hereby adopt the following articles of incorporation for such corporation:

ARTICLE I

The name of the corporation and the principal and mailing address shall be: **FT. PIERCE BUSINESS PARK PROPERTY OWNERS ASSOCIATION, INC.** (For convenience the corporation shall be referred to herein as the Association), 656 Buck Hendry Way, Stuart, Florida 34994.

ARTICLE II

The association is a non-profit corporation.

ARTICLE III

The period of its duration is perpetual.

ARTICLE IV

The purposes for which the corporation is organized are as follows:

1. To own, maintain, supervise and establish common area and facilities to be used for the benefit of the owners of the real property in the Ft. Pierce Business Park subdivision described as Lots 3, 8, 9 and 10, thereof as recorded in Plat Book 27, Page 6, located in St. Lucie County, Florida, who shall become members of the corporation.
2. To provide an entity for the enforcement of the various restrictions that have heretofore or may hereafter be established for property within the above subdivision lots.
3. To assess property owners in accordance with subdivision restrictions and covenants and By-Laws of the corporation as they may from time to time exist and to sue to enjoin any property owner in violation of such instruments.
4. To exercise all right and powers conferred by the laws of State of Florida upon not for profit corporations, including without limiting the generality of the foregoing, to acquire by bequest, devise, gift, purchase, lease or otherwise any property of any sort or nature without limitations as to

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FLORIDA
ST. LUCIE
COUNTY

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its amount or value, and to hold, invest, reinvest, manage, use, apply, employ, sell, expend, disburse, lease, mortgage, convey, option, donate or otherwise dispose of such property and income, principal and proceeds of such property, of any purposes set forth herein.

5. To do such other things as are incidental to the purposes of the corporation or necessary or desirable in order to accomplish them.

ARTICLE V

The street address of the initial registered office of the association is: DAVID SATUR, and the name of its initial registered agent at such address is:

David Satur
656 Buck Hendry Way
Stuart, Florida 34994

ARTICLE VI

Every person or entity who is a record owner of a fee or undivided fee interest in any lot which is subject by covenants of record to assessments by the association, including contract sellers, but excluding persons holding title merely as security for performance of an obligation, shall be a member of the association. Membership shall be appurtenant to and may not be separated from ownership of a lot or unit which is subject to assessment by the association. The owner of a lot or unit shall be entitled to vote in accordance with the formula and pursuant to the provisions set forth in the Declaration. The number of votes and manner of exercising voting rights shall be as set forth in the Declaration and By-Laws of the Association.

Change of membership in the Association shall be established by recording in the public records of St. Lucie County, Florida, a deed or other instrument establishing record title to a lot or unit subject to the Declaration. Written notice shall be given to the Association of such change in title.

Upon such recordation, the owner designated by such instrument shall become a member of the Association and the membership of the prior owner shall be terminated.

ARTICLE VII

The affairs of the Association shall be conducted, managed and controlled by a Board of Directors. The members of the initial Board of Directors shall hold office until their successors are elected and have qualified, or until removed. The method of election, term of office, removal and filling of vacancies shall be as set forth in the By-Laws. The number of directors constituting the initial board of directors of the association is two (2), and the names and addresses of the persons who are to serve as the initial directors and incorporators are:

ARCHIE A. HENDRY, III

DAVID SATUR.

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656 Buck Hendry Way
Stuart, Florida 34994656 Buck Hendry Way
Stuart, Florida 34994

ARTICLE VIII

The By-Laws of the Association shall be adopted by the Board of Directors and may be altered, amended or rescinded in the manner provided by the By-Laws.

ARTICLE IX

Amendments to the Articles of Incorporation may be proposed and adopted as provided in Chapter 617, Florida Statutes.

Executed at Jensen Beach, FL on Oct 6, 2006.

Archie A. Hendry, III
Incorporator

David Satur
Incorporator

STATE OF FLORIDA
COUNTY OF MARTIN

The foregoing instrument was acknowledged before me this 5 day of Oct, 2006, by Archie A. Hendry, III, [] who is/are personally known to me, or [] who has/have produced his/her drivers license as identification.

Cheryl A. Gallagher
Notary Public

My Commission Expires:

Cheryl A. Gallagher
My Commission DD228108
Expires July 12, 2007

STATE OF FLORIDA
COUNTY OF MARTIN

The foregoing instrument was acknowledged before me this 10 day of October, 2006, by David Satur, [] who is/are personally known to me, or [] who has/have produced his/her drivers license as identification.

Donna Ann Neckles
Notary Public

My Commission Expires:

DONNA ANN NECKLES
Notary Public - State of Florida
My Commission Expires Jun 25, 20
Commission # DP254279
Bonded By National Notary Ass

ACCEPTANCE

I, David Satur, state that I am a permanent resident of Martin County, Florida, residing at 656 Buck Hendry Way, Stuart, Florida 34994
Having been named as Registered Agent to

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accept service of process for the above stated corporation at the place designated in this certificate, I hereby accept the foregoing designation as Registered Agent, and I am familiar with and accept the duties and responsibilities for the said corporation.

David Satur
David Satur

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