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Division of Corporations

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FLORIDA PROFIT/NON PROFIT CORPORATION

LANDSHORE BUSINESS CONDOMINIUM ASSOCIATION, INC.

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**ARTICLES OF INCORPORATION
OF
LANDSHORE BUSINESS CONDOMINIUM ASSOCIATION, INC.**

The undersigned incorporator, desiring to form a corporation not for profit under Chapter 617, Florida Statutes, hereby adopts the following Articles of Incorporation:

ARTICLE I

NAME

The name of the corporation will be Landshore Business Condominium Association, Inc. (the "Association").

ARTICLE II

PRINCIPAL OFFICE AND MAILING ADDRESS

The address of the principal office and mailing address of the Association will be 51410 Milano Drive, Macomb, Michigan, 48042.

ARTICLE III

PURPOSES AND POWERS

The objects and purposes of the Association are those expressed in the Declaration of Condominium of Landshore Business Condominium recorded (or to be recorded) in the Public Records of Lee County, Florida, as hereafter amended and/or supplemented from time to time (the "Declaration").

Capitalized terms not defined in these Articles have the meanings given to them in the Declaration.

The Association will have all of the common law and statutory powers of a corporation not for profit which are not in conflict with the terms of these Articles and the Declaration. The Association will also have all of the powers necessary to implement the purposes of the Association as set forth in the Declaration and to provide for the general health and welfare of its membership. In furtherance of this general purpose,

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but without limitation to the power of the Association, the Association shall have the power to:

- A. Acquire, own, sell or otherwise deal with real and personal property;
- B. Establish rules and regulations for the Association and enforce same by any lawful means as provided in the By-Laws;
- C. Contract for services to provide for the management, operation and maintenance of the Association property, in the event that the Association elects to employ a maintenance company or other service company and to delegate to such company with which such contract has been entered into (which may be an affiliate of the Developer) the powers and duties of the Association, except those which require specific approval of the Board of Directors or Members.;
- D. Sue and be sued;
- E. Operate and maintain the Association property; and
- F. Undertake and perform anything required by these Articles, the By-Laws, or any necessary act to effectuate the purposes for which the Association was organized.
- G. To make and collect Assessments against members as Unit Owners to defray the costs, expenses and losses of the Condominium, and to make such other Special Assessments against Unit Owners as the Declaration of Condominium shall provide, and to enforce such levy of Assessments through a lien and the foreclosure thereof or by other action pursuant to the Declaration of Condominium.
- H. To levy and collect Assessments for the costs of maintenance and operation of any portion of the surface water management system which is to be operated or maintained by the Association, if any.

ARTICLE IV

CORPORATE EXISTENCE AND DISSOLUTION

The existence of the Association will commence with the filing of these Articles of Incorporation with the Secretary of State, Tallahassee, Florida. The Association will exist in perpetuity.

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ARTICLE V

MEMBERS

Section 1. Membership. The Developer and every person or entity who is a record Owner of a fee or undivided fee interest in any Unit which is subject by covenants of record to assessment by the Association shall be a Member of the Association, as more particularly provided in Section 4(C) of the Declaration.

Section 2. Voting Rights. Until the Turnover Date, as defined in Paragraph 20(B) of the Declaration, the Developer shall control the voting rights of the Association. After the Turnover Date, the voting rights of the Members are as set forth in Section 17 of the Declaration.

Section 3. General Matters. When reference regarding voting is made herein, or in the Declaration, Bylaws, rules and regulations, management contracts or otherwise, to a majority or specific percentage of the Members, such reference will be deemed to be a reference to a majority or specific percentage of the votes of Members and not of the Members themselves.

ARTICLE VI

BOARD OF DIRECTORS

Section 1. Management by Directors. The property, business and affairs of the Association will be administered by a Board of Directors, which will consist of not less than three (3) persons, but as many persons as may be determined from time to time as provided in the Bylaws.

Section 2. Original Board of Directors. The names and addresses of the first Board of Directors of the Association, who will hold office until the first annual meeting of Members and thereafter until qualified successors are duly elected and have taken office, will be as follows:

<u>Name</u>	<u>Address</u>
Anthony J. Fertio	27087 Gratiot Avenue Roseville, Michigan 48066
Dominic D. Geric	51410 Milano Drive Macomb, Michigan 48042
John Galle	27087 Gratiot Avenue Roseville, Michigan 48066

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ARTICLE VII

AMENDMENTS

Section 1. Prior to the Turnover Date, the Developer's appointed Board of Directors alone will have the power in its sole and absolute discretion to amend these Articles. On and after the Turnover Date, amendments to these Articles of Incorporation will require the affirmative vote of Members casting at least 67% of the total votes of the Members.

Notwithstanding the foregoing, until the Developer has sold, transferred or conveyed the total number of Condominium Units the Developer plans to develop within the Condominium, any amendment to these Articles of Incorporation will require the consent of the Developer. No amendment may remove, revoke or modify any right or privilege of the Developer without the written consent of the Developer or the assignee or such right or privilege.

ARTICLE VIII

INCORPORATOR

The name and address of the incorporator of this corporation are:

Anthony J. Ferlito

27067 Gratiot Avenue
Roseville, MI 48066

ARTICLE IX

INDEMNIFICATION

Section 1. The Association will indemnify any person who was or is a party or is threatened to be made a party to any threatened, pending or contemplated action, suit or proceeding, whether civil, criminal, administrative or investigative, by reason of the fact that he is or was a director, employee, officer or agent of the Association, against all expenses (including attorneys' fees and appellate attorneys' fees), judgments, fines and amounts paid in settlement actually and reasonably incurred by him in connection with such action, suit or proceeding, unless (a) it is determined by a court of competent jurisdiction, after all available appeals have been exhausted or not pursued by the proposed indemnity, that he did not act in good faith or that he acted in a manner he believed to be not in or opposed to the best interest of the Association, and, with respect to any criminal action or proceeding, that he had reasonable cause to believe his conduct was unlawful, and (b) such court further determines specifically that indemnification should be denied. The termination of any action, suit or proceeding by judgment, order, settlement, conviction, or upon a plea of nolo contendere or its equivalent will not, of itself, create a presumption that the person did not act in good

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faith or did act in a manner which he believed to be not in or opposed to the best interest of the Association, and with respect to any criminal action or proceeding, that he had reasonable cause to believe that his conduct was unlawful.

Section 2. To the extent that a director, officer, employee or agent of the Association has been successful on the merits or otherwise in defense of any action, suit or proceeding referred to in Section 1 above or in defense of any claim, issue or matter therein, he will be indemnified against expenses (including attorneys' fees and appellate attorneys' fees) actually incurred by him in connection therewith.

Section 3. The indemnification provided by this Article will not be deemed exclusive of any other rights to which those seeking indemnification may be entitled under any bylaw, agreement, vote of Members or otherwise, both as to action in his official capacity while holding such office or otherwise, and will continue as to a person who has ceased to be director, officer, employee or agent and will inure to the benefit of the heirs, executors and administrators of such person.

Section 4. The Association will have the power to purchase and maintain insurance on behalf of any person who is or was a director, officer, employee or agent of the Association, or is or was serving at the request of the Association as a director, officer, employee or agent of another corporation, partnership, joint venture, trust or other enterprise. Such insurance will cover any liability asserted against him which is enumerated in the policy 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 this Article.

ARTICLE X

DESIGNATION OF REGISTERED AGENT

Until changed, Corporation Company of Orlando, will be the registered agent of the Association and the registered office will be at 300 South Orange Avenue, Suite 1000 (JGH), Orlando, Florida 32801.

ARTICLE XI

MISCELLANEOUS

Section 1. In the event of any conflict between these Articles of Incorporation and the Bylaws, these Articles will control, and in the event of any conflict between these Articles of Incorporation and the Declaration, the Declaration will control.

Section 2. The Association is not organized for profit, and no part of the net earnings, if any, will inure to the benefit of any Member, person or entity.

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IN WITNESS WHEREOF, the aforesaid incorporator has hereunto set his hand
this 7th day of April, 2006.



Anthony J. Ferito, Incorporator

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**ACCEPTANCE
OF
REGISTERED AGENT**

Having been named as registered agent to accept service of process for Landshore Business Condominium Association, Inc., at the location designated herein, I hereby consent to and accept the appointment to act in this capacity, acknowledge that I am familiar with and accept the obligations of a registered agent and agree to comply with the laws of Florida applicable thereto.

Corporation Company of Orlando

By: J. Gregory Humphries V.P.
J. Gregory Humphries (Registered Agent)

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