

NO 7000000846

(Requestor's Name)

(Address)

(Address)

(City/State/Zip/Phone #)

PICK-UP  WAIT  MAIL

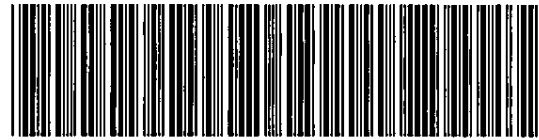
(Business Entity Name)

(Document Number)

Certified Copies \_\_\_\_\_ Certificates of Status \_\_\_\_\_

Special Instructions to Filing Officer:

Office Use Only



500108434855

11/02/07--01005--019 \*\*43.75

*Amended  
& Restated  
Articles*

DEPARTMENT OF STATE  
DIVISION OF CORPORATIONS  
TALLAHASSEE, FLORIDA

07 NOV -2 AM 11:12

RECEIVED

SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

2007 NOV -2 PM 5:00

FILED

\*00789, 01048, 00671

CORPDIRECT AGENTS, INC. (formerly CCRS),  
515 EAST PARK AVENUE  
TALLAHASSEE, FL 32301  
222-1173

**FILING COVER SHEET**  
**ACCT. #FCA-14**

**CONTACT:**        ASHLEY SMITH

**DATE:**            11-02-2007

**REF. #:**          000174.76770

**CORP. NAME:**    HISTORIC WATERWORKS BUSINESS PARK CONDOMINIUM ASSOCIATION, INC.

- |  |   |  |
|--|---|--|
| <input type="checkbox"/> ARTICLES OF INCORPORATION   | <input checked="" type="checkbox"/> ARTICLES OF AMENDMENT | <input type="checkbox"/> ARTICLES OF DISSOLUTION |
| <input type="checkbox"/> ANNUAL REPORT               | <input type="checkbox"/> TRADEMARK/SERVICE MARK           | <input type="checkbox"/> FICTITIOUS NAME         |
| <input type="checkbox"/> FOREIGN QUALIFICATION       | <input type="checkbox"/> LIMITED PARTNERSHIP              | <input type="checkbox"/> LIMITED LIABILITY       |
| <input type="checkbox"/> REINSTATEMENT               | <input type="checkbox"/> MERGER                           | <input type="checkbox"/> WITHDRAWAL              |
| <input type="checkbox"/> CERTIFICATE OF CANCELLATION |   |  |
| <input type="checkbox"/> OTHER:                      |   |  |

STATE FEES PREPAID WITH CHECK# 523497 FOR \$ 43.75

**AUTHORIZATION FOR ACCOUNT IF TO BE DEBITED:**

\_\_\_\_\_ **COST LIMIT: \$** \_\_\_\_\_

**PLEASE RETURN:**

- |  |   |   |
|--|---|---|
| <input checked="" type="checkbox"/> CERTIFIED COPY | <input type="checkbox"/> CERTIFICATE OF GOOD STANDING | <input type="checkbox"/> PLAIN STAMPED COPY |
| <input type="checkbox"/> CERTIFICATE OF STATUS     |   |   |

Examiner's Initials

PLEASE GIVE ORIGINAL SUBMISSION  
DATE AS FILE DATE.



FLORIDA DEPARTMENT OF STATE  
Division of Corporations

PLEASE GIVE ORIGINAL SUBMISSION  
DATE AS FILE DATE.

November 5, 2007

CorpDirect Agents, Inc.  
515 East Park Avenue  
Tallahassee, FL 32301

SUBJECT: HISTORIC WATERWORKS BUSINESS PARK CONDOMINIUM  
ASSOCIATION, INC.  
Ref. Number: N07000000846

We have received your document for HISTORIC WATERWORKS BUSINESS  
PARK CONDOMINIUM ASSOCIATION, INC. and your check(s) totaling \$43.75.  
However, the enclosed document has not been filed and is being returned for the  
following correction(s):

A certificate must accompany the Restated Articles of Incorporation setting forth  
one of the following statements: (1) The restatement was adopted by the board  
of directors and does not contain any amendments requiring member approval;  
OR (2) If the restatement contains an amendment requiring member approval,  
the date of adoption of the amendment by the members and a statement that the  
number of votes cast for the amendment was sufficient for approval.

Please return your document, along with a copy of this letter, within 60 days or  
your filing will be considered abandoned.

If you have any questions concerning the filing of your document, please call  
(850) 245-6907.

Annette Ramsey  
Regulatory Specialist II

Letter Number: 307A00064322

RECEIVED  
DIVISION OF CORPORATIONS  
TALLAHASSEE, FLORIDA

07 NOV - 5 PM 3:41

PLEASE GIVE ORIGINAL SUBMISSION  
DATE AS FILE DATE.

FILED

AMENDED AND RESTATED 2007 NOV -2 PM 5: 00

ARTICLES OF INCORPORATION SECRETARY OF STATE  
OF TALLAHASSEE, FLORIDA

HISTORIC WATERWORKS BUSINESS PARK CONDOMINIUM ASSOCIATION, INC.

Pursuant to Section 617.1007 of the Florida Not-For Profit Corporation Act, all of the Directors of Historic Waterworks Business Park Condominium Association, Inc., a Florida corporation, hereinafter referred to as the "Corporation", did authorize on August 1, 2007, to amend and restate the Articles of Incorporation in their entirety. The number of votes cast by all of the Board of Directors was sufficient for approval. No Member approval was required. The Articles of Incorporation are amended and restated because the name of the Incorporator, Officer and the Director contains a scrivener error, and the middle initial of that individual should be "W" as listed in the Indemnification Article and the Acceptance of the Registered Agent. The Amended and Restated Articles of Incorporation are as follows:

ARTICLE I. NAME

The name of the corporation shall be HISTORIC WATERWORKS BUSINESS PARK CONDOMINIUM ASSOCIATION, INC. Said corporation shall be referred to in this instrument as the "Corporation."

ARTICLE II. PURPOSE AND POWERS

Section 1. Purpose. The purpose for which the Corporation is organized is to provide an entity for the operation and governance of Historic Waterworks Business Park, a Condominium ("Condominium"), located upon lands lying in Sarasota County, Florida, said property being described in the duly recorded Declaration of Condominium for the Condominium ("Declaration of Condominium"). Unless otherwise defined herein, the terms used herein shall have the same definitions as attributed to them in the Declaration of Condominium (to which these Articles shall be attached as an exhibit).

The Corporation shall not be operated for profit and shall make no distribution of income to its members, directors, or officers.

Section 2. Powers. The Corporation shall 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.

The Corporation shall have all of the powers and duties contemplated in the Declaration of Condominium and the Florida Condominium Act together with all of the powers and the duties reasonably necessary to operate the Condominium pursuant to the Declaration of Condominium as it may be amended from time to time, and such other documents or agreements

that may exist from time to time pertaining to the Condominium. The powers and duties, which the By-Laws may set forth in more detail, shall include, but shall not be limited to, the following specific powers and duties:

(a) 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.

(b) To use the proceeds of the Assessments in the exercise of its powers and duties, and as provided in the Declaration of Condominium Property.

(c) To maintain, repair, replace and operate the Condominium.

(d) To purchase insurance and enter into contracts for services, utilities and other purposes as may be deemed appropriate.

(e) To reconstruct improvements after casualty and further improve the Condominium.

(f) To make and amend reasonable rules and regulations.

(g) To perform such functions as may be specified in the Declaration of Condominium and the By-Laws.

(h) To enforce by legal means the provisions of the Florida Condominium Act, the Declaration of Condominium, these Articles, the By-Laws and such rules and regulations as may be promulgated.

(i) To employ personnel to perform the services required for proper operation of the Condominium.

(j) To lease, maintain, repair and replace the Common Elements.

(k) To acquire or enter into agreements acquiring leaseholds, memberships or other possessory or use interests in lands or facilities and to pay the rental, membership fees, operational, replacement and other expenses as Common Expenses.

(l) To purchase a Unit or Units of the Condominium for any purpose and to hold, lease, mortgage or convey such Unit(s) on terms and conditions approved by the Board of Directors.

(m) To exercise such other power and authority to do and perform every act and thing necessary and proper in the conduct of its business for the accomplishment of its purposes as set forth herein and as permitted by the applicable laws of the State of Florida.

(n) To contract for the management and maintenance of the Condominium Property and to authorize a management agent to assist the Corporation in carrying out its powers and duties by performing such functions as the submission of proposals, collection of Assessments, and other sums due from Unit Owners, preparation of records, enforcement of rules and maintenance, repair and the replacement of the Common Elements with funds as shall be made available by the Corporation for such purposes. The Corporation and its officers shall, however, retain at all times the powers and duties granted by the Condominium documents and the Florida Condominium Act, including, but not limited to, the making of Assessments, promulgation of rules and execution of contracts on behalf of the Corporation.

#### ARTICLE III. DEVELOPER

Historic Waterworks Business Park, L.L.C., a Florida limited liability company shall make and declare or has made and declared a certain Declaration of Condominium submitting to condominium ownership certain property described therein under the terms, covenants, and conditions expressed more fully therein; the Condominium is to be known as HISTORIC WATERWORKS BUSINESS PARK, A CONDOMINIUM.

#### ARTICLE IV. TERM

The term for which this Corporation shall exist shall be perpetual.

#### ARTICLE V. INCORPORATOR

The name and address of the incorporator of this Corporation is as follows:

Frank W. Howell  
5700 Midnight Pass Road  
Sarasota, FL 34242

#### ARTICLE VI. OFFICERS

The officers of the Corporation shall be a President, a Vice President, and a Secretary-Treasurer and such other officers as the Board of Directors may from time to time determine.

---

The officers of this Corporation shall be elected for a term of one year, and until a successor shall be elected and qualified, by the Board of Directors at their annual meeting and in accordance with the provisions provided therefor in the By-Laws of the Corporation. Until transfer of the control of the Corporation to the Unit Owners other than the Developer has been accomplished, the officers need not be directors or members of the Corporation.

The names of the persons who shall serve as the first officers are:

President – Frank W. Howell

Vice President – Richard B. Hielscher

Secretary-Treasurer – Deborah E. Gordon

#### ARTICLE VII. DIRECTORS

The affairs of the Corporation shall be managed by a Board of Directors composed of not less than three directors. Until control of the Corporation is transferred to Unit Owners other than the Developer, the Developer shall be entitled to designate non-member directors to the extent permitted by the Florida Condominium Act. Except for non-member directors appointed by the Developer, all directors shall be elected at the annual membership meeting of the Association.

The first Board of Directors shall be comprised of three persons who shall serve until their respective successors are elected (or designated) and qualified. The names and addresses of the members of the Board of Directors who shall serve as the first Directors are:

Frank W. Howell, 5700 Midnight Pass Road, Sarasota, FL 34242

Richard B. Hielscher, 800 Frontage Road, Northfield, Illinois 60093

Deborah E. Gordon, 5700 Midnight Pass Road, Sarasota, FL 34242

#### ARTICLE VIII. BY-LAWS

The initial By-Laws of the Corporation shall be attached as an exhibit to the Declaration of Condominium for the Condominium and shall be adopted by the first Board of Directors.

#### ARTICLE IX. MEMBERS

Membership in the Corporation shall automatically consist of and be limited to all of the record Owners of Units in the Condominium. Transfer of unit ownership, either voluntary or by operation of law, shall terminate membership in the Corporation and said membership is to become vested in the transferee. If Unit ownership is vested in more than one person, then all of the persons so owning said Unit shall be members eligible to hold office, attend meetings, etc., but the Owner(s) of each Unit shall only be entitled to one vote as a member of the Corporation. The manner of designating voting members and exercising voting rights shall be determined by the By-Laws.

#### ARTICLE X. AMENDMENTS

Amendments to these Articles of Incorporation shall be made in the following manner:

(a) The Board of Directors shall adopt a resolution setting forth the proposed amendment and, if there are members of the Association, the Board shall direct that it be submitted to a vote at a meeting of the members, which may be either the annual or a special meeting. If there are no members of the Association, the amendment shall be adopted by a vote of the majority of directors and the provisions for adoption by members shall not apply.

(b) Written notice setting forth the proposed amendment or a summary of the changes to be effected thereby shall be given to each member of record entitled to vote thereon within the time and in the manner provided herein for the giving of notice of meetings of members. If the meeting is an annual meeting, the proposed amendment or such summary may be included in the notice of such annual meeting.

(c) At such meeting, a vote of the members entitled to vote thereon shall be taken on the proposed amendment. The proposed amendment shall be adopted upon receiving the affirmative vote of a majority of the votes of all members of the Association entitled to vote thereon.

No amendment to these Articles of Incorporation shall be made which affects any of the rights and privileges provided to the Developer in the Condominium documents without the written consent of the Developer.

#### ARTICLE XI. PRINCIPAL PLACE OF BUSINESS

The principal place of business of the Corporation shall be 5700 Midnight Pass Road, Sarasota, FL 34242, or at such other place or places as may be designated from time to time.



ARTICLE XII. REGISTERED OFFICE AND AGENT

The street address of the initial registered office of the corporation and the name of the initial registered agent at that address is:

Frank W. Howell  
5700 Midnight Pass Road  
Sarasota, FL 34242

ARTICLE XIII. INDEMNIFICATION

The Corporation shall indemnify every director and every officer, his heirs, executors and administrators, against all loss, cost and expense reasonably incurred by him in connection with any action, suit or proceeding to which he may be made a party by reason of his being or having been a director or officer of the Corporation, including reasonable counsel fees, except as to matters wherein he shall be finally adjudged in such action, suit or proceedings to be liable for or guilty of gross negligence or willful misconduct. The foregoing rights shall be in addition to and not exclusive of all other rights to which such director or officer may be entitled.

IN WITNESS WHEREOF, for the purpose of amending the Articles of Incorporation under the provisions of Chapter 607 of the Florida Statutes, the undersigned President of the Corporation has executed these Amended and Restated Articles of Incorporation on this 19<sup>th</sup> day of October, 2007.



\_\_\_\_\_  
Frank W. Howell, President

STATE OF FLORIDA  
COUNTY OF Sarasota

The foregoing instrument was acknowledged before me this 19 day of October, 2007, by Frank W. Howell, President of the Corporation, and is known to me to be the person who executed the foregoing Amended and Restated Articles of Incorporation of HISTORIC WATERWORKS BUSINESS PARK CONDOMINIUM ASSOCIATION, INC.

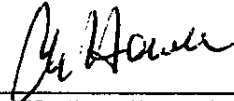
Michelle L. Heistuman  
Notary Public  
Print Name: Michelle L. Heistuman  
My Commission Expires: 4/4/08



Personally Known  (OR) Produced Identification   
Type of identification produced \_\_\_\_\_

ACCEPTANCE OF DESIGNATION OF REGISTERED AGENT

The undersigned, having been named as registered agent and to accept service of process for HISTORIC WATERWORKS BUSINESS PARK CONDOMINIUM ASSOCIATION, INC., hereby accepts the appointment as registered agent and agrees to act in such capacity. The undersigned further agrees to comply with the provisions of all statutes relating to the proper and complete performance of his duties and is familiar with and accepts the obligations of his position as registered agent.



---

Frank W. Howell, Registered Agent