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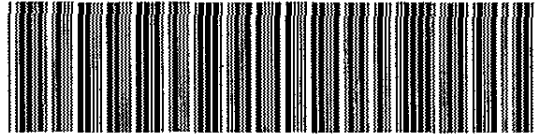
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2-6-07
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COVER LETTER

Department of State
Division of Corporations
P. O. Box 6327
Tallahassee, FL 32314

SUBJECT: BENSON JUNCTION COMMERCENTER CONDOMINIUM ASSOCIATION, INC.
(PROPOSED CORPORATE NAME - MUST INCLUDE SUFFIX)

Enclosed is an original and one(1) copy of the Articles of Incorporation and a check for :

☒ \$70.00
Filing Fee

☐ \$78.75
Filing Fee &
Certificate of
Status

☐ \$78.75
Filing Fee
& Certified Copy

☐ \$87.50
Filing Fee,
Certified Copy
& Certificate

ADDITIONAL COPY REQUIRED

FROM: ROBERT A. WHITE, P.A.
Name (Printed or typed)

1401 University Drive, Suite 600
Address

Coral Springs, FL 33071
City, State & Zip

954-755-0700
Daytime Telephone number

NOTE: Please provide the original and one copy of the articles.

ARTICLES OF INCORPORATION
OF
BENSON JUNCTION COMMERCENTER
CONDOMINIUM ASSOCIATION, INC.

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We, the undersigned, for the purpose of forming a not-for-profit corporation in accordance with the laws of the State of Florida, acknowledge and file these Articles of Incorporation in the Office of the Secretary of the State of Florida.

ARTICLE I
NAME

The name of this corporation shall be BENSON JUNCTION COMMERCENTER CONDOMINIUM ASSOCIATION, INC. For convenience, the corporation shall herein be referred to as the "Association". The principal place of business and mailing address is 2200 Lucien Way, Suite 350, Maitland, FL 32751.

ARTICLE II
PURPOSES AND POWERS

The Association shall have the following powers:

A. To operate BENSON JUNCTION COMMERCENTER CONDOMINIUM, a Condominium (referred to herein as the "Condominium"), and to undertake the performance of, and to carry out the acts and duties incident to, the administration of the Condominium in accordance with the terms, provisions, conditions and authorizations contained in these Articles, the Association's By-Laws and the Declaration of Condominium recorded among the Public Records of Volusia County, Florida.

B. To borrow money and issue evidences of indebtedness in furtherance of any or all of the objects of its business; to secure the same by mortgage, deed of trust pledge or other lien.

C. To carry out the duties and obligations and receive the benefits given the Association by the Declaration of Condominium.

D. To establish By-Laws and Rules and Regulations for the operation of the Association and to provide for the formal administration of the Association; to enforce the Condominium Act of the State of Florida, the Declaration of Condominium, the By-Laws and the Rules and Regulations of the Association.

E. To contract for the management of the Condominium and to delegate to the party with whom such contract has been entered into the powers and duties of the Association.

F. To acquire, own, operate, mortgage, lease, sell and trade property, whether real or personal, as may be necessary to convenient in the administration of the Condominium.

G. The Association 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 Declaration of Condominium, the By-Laws and the Condominium Act. The Association shall also have all of the powers of Condominium Associations under and pursuant to Chapter 718, Florida Statutes, the Condominium Act, and shall have all of the powers reasonably necessary to implement the purposes of the Association.

ARTICLE III MEMBERS

A. Each unit owner in the condominium and the subscribers to these Articles shall automatically be members of the Association. Membership of the subscribers shall terminate upon the Developer being divested of all units in the Condominium and upon control of the Association being turned over to the unit owners in the Condominium.

B. Membership, as to all members other than the subscribers, shall commence upon the acquisition of fee simple title to a unit and shall terminate upon the divestment of title to said unit.

C. On all matters as to which the membership shall be entitled to vote there shall be only one vote for each unit, which vote shall be exercised in the manner provided by the Declaration of Condominium and the By-Laws.

D. The share 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 this unit.

ARTICLE IV EXISTENCE

The Association shall have perpetual existence.

ARTICLE V SUBSCRIBER

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

ROBERT A. WHITE

1401 University Drive, #600
Coral Springs, Florida 33071

ARTICLE VI
DIRECTORS

A. The Condominium and Association affairs shall be managed by a Board of Administration composed of three persons, in accordance with Article III of the Association's By-Laws.

B. The number of Directors to be elected, the manner of their election and their respective terms shall be as set forth in Article III of the Association's By-Laws. Should a vacancy occur on the Board, the remaining Directors shall select a member to fill the vacancy until the next annual meeting of the membership.

The following persons shall constitute the initial Board of Administration and they shall hold office for the term and in accordance with the provisions of Article III of the Association's By-Laws:

<u>NAME</u>	<u>ADDRESS</u>
George Livingston	2200 Lucien Way, Suite 350, Maitland, FL 32751
G. Neil DuPree	2200 Lucien Way, Suite 350, Maitland, FL 32751
Patrick T. Calloway	2200 Lucien Way, Suite 350, Maitland, FL 32751

ARTICLE VII
OFFICERS

The affairs of the Association shall be administered by the Officers designated in the By-Laws, who shall serve at the pleasure of said Board of Administration. The name and addresses of the Officers who shall serve until the first election of Officers pursuant to the provisions of the By-Laws are as follows:

<u>NAME</u>	<u>TITLE</u>	<u>ADDRESS</u>
George Livingston	President	2200 Lucien Way, Suite 350, Maitland, FL 32751
G. Neil DuPree	Vice President	2200 Lucien Way, Suite 350, Maitland, FL 32751
Patrick T. Calloway	Secretary	2200 Lucien Way, Suite 350, Maitland, FL 32751

ARTICLE VIII
BY-LAWS

The By-Laws of the Association shall be adopted by the initial Board of Administration. The By-Laws may be amended in accordance with the provisions thereof, except that no portion of the By-Laws may be altered, amended, or rescinded in such a manner as will prejudice the rights of the Developer of the Condominium or mortgagees of units without their prior written consent.

ARTICLE IX
AMENDMENTS TO ARTICLES

Amendments to these Articles shall be proposed and adopted in the following manner:

A. Notice of the subject matter of any proposed amendment shall be included in the notice of the meeting at which the proposed amendment is to be considered.

B. A resolution for the adoption of a proposed amendment may be proposed either by the Board of Administration, acting upon the vote of a majority of the Board of Administration, or by the members of the Association having a majority of the votes in the Association. In order for any amendment or amendments to be effective, same must be approved by an affirmative vote of 66 2/3% of the entire Board of Administration and by an affirmative vote of the members having 75% of the votes of the Association.

C. No amendment shall make any changes in the qualifications for membership nor the voting rights of the members, without approval in writing by all members and the joinder of all record owners of mortgages upon Condominium units. No amendment shall be made that is in conflict with the Condominium Act or the Declaration of Condominium.

D. A copy of each amendment adopted shall be filed within ten (10) days of adoption with the Secretary of State, pursuant to the provisions of applicable Florida Statutes.

ARTICLE X
INDEMNIFICATION

Every Director and every Officer of the Association shall be indemnified by the Association against all expenses and liabilities, including counsel fees reasonably incurred by or imposed upon the Director in connection with any proceeding or any settlement thereof to which the Director may be a party, or in which the Director may become involved by reason of the Director being or having been a Director or Officer of the Association, whether or not a Director or Officer at the time such expenses are incurred, except in such cases wherein the Director or Officer is adjudged guilty or willful misfeasance or malfeasance in performance of the Director's duty; provided that in the event of a settlement, the indemnification herein shall apply only when reimbursement as being for the best interest of the Association. The foregoing right of indemnification shall be in addition to and not exclusive of all of the rights to which such Director or Officer may be entitled.

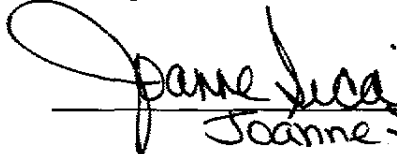
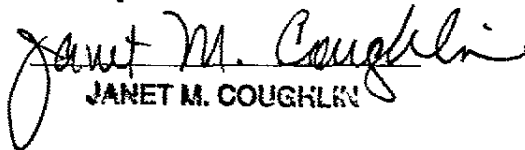
ARTICLE XI
INITIAL REGISTERED OFFICE, AGENT AND ADDRESS


The principal office of the Association shall be at 2200 Lucien Way, Suite 350, Maitland, FL 32751 or at such other place, within or without the State of Florida as may be subsequently

designated by the Board of Administration. The initial registered office is at the above address and the initial registered agent therein is Robert A. White.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 2nd day of February, 2007.

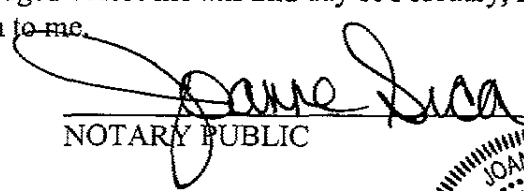
Signed, sealed and delivered
in the presence of:


Joanne Sica

JANET M. COUGHLIN


ROBERT A. WHITE, Incorporator

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me this 2nd day of February, 2007 by ROBERT A. WHITE, who is personally known to me.


NOTARY PUBLIC

My commission expires:



HAVING BEEN NAMED TO ACCEPT SERVICE OF PROCESS FOR THE ABOVE STATED CORPORATION, AT THE PLACE DESIGNATED IN THIS CERTIFICATE, I HEREBY AGREE TO ACT IN THIS CAPACITY, AND I FURTHER AGREE TO COMPLY WITH THE PROVISIONS OF ALL STATUTES RELATIVE TO THE PROPER AND COMPLETE PERFORMANCE OF MY DUTIES.

SIGNATURE


ROBERT A. WHITE, Resident Agent

DATE: February 2, 2007