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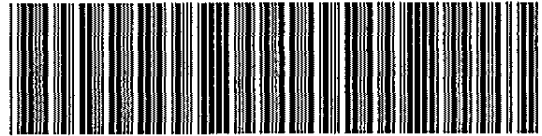
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SECRETARY OF STATE
TALLAHASSEE, FLORIDA

B. McKnight FEB 09 2007

PHILIP TATICH
PROFESSIONAL ASSOCIATION
ATTORNEY AND COUNSELLOR AT LAW
POST OFFICE BOX 2545
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February 2, 2007

1151 NORTH ORANGE AVENUE
WINTER PARK, FLORIDA 32789

Department of State
Division of Corporations
Post Office Box 6327
Tallahassee, Florida 32314

Re: Delphini Industrial Park at Northstar Condominium
Owners Association, Inc.

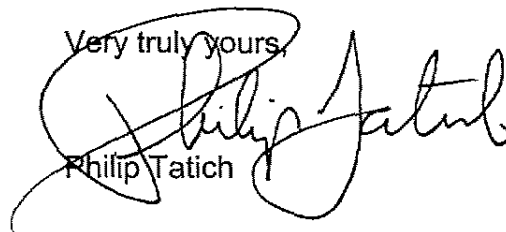
Gentlemen/Ladies:

Enclosed are two (2) executed counterparts of the *Articles of Incorporation* of the referenced corporation, together with a check payable to the Florida Department of State in the amount of **\$78.75** to cover the following fees:

Filing Fee	\$ 35.00
Certified Copy	8.75
Registered Agent Designation	<u>35.00</u>
Total	\$ <u>78.75</u>

The certified copy of the *Articles of Organization* should be returned to the undersigned.

Very truly yours,


Philip Tatich

PT
Enclosures

cc: Client

**ARTICLES OF INCORPORATION
OF
DELPHINI INDUSTRIAL PARK AT NORTHSTAR
CONDOMINIUM OWNERS ASSOCIATION, INC.**

SECRETARY OF STATE
TALLAHASSEE, FLORIDA

07 FEB - 8 PM 2:15

ARTICLE
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The undersigned subscriber to these Articles of Incorporation, being a natural person competent to contract, hereby declares that these Articles of Incorporation are being executed, for the purpose of forming a corporation not for profit under and by virtue of the laws of the State of Florida, and specifically under and by virtue of the provisions of Chapter 617, Florida Statutes.

ARTICLE I - NAME

The name of the corporation shall be **DELPHINI INDUSTRIAL PARK AT NORTHSTAR CONDOMINIUM OWNERS ASSOCIATION, INC.**, and its principal office address and its mailing address shall be 845 Sunshine Lane, Altamonte Springs, Florida 32714. For convenience, the corporation shall be referred to in these *Articles of Incorporation* as "this Association."

ARTICLE II - PURPOSE

The purpose for which the Association is organized is the operation of **Delphini Industrial Park at Northstar - a Condominium**, which Condominium is created or to be created pursuant to Chapter 718, Florida Statutes (the "Condominium Act").

ARTICLE III - POWERS

The powers of the Association shall include and be governed by the following provisions:

3.1 The Association shall have all the common law and statutory powers of a corporation not for profit which are not in conflict with the terms of these Articles.

3.2 The Association shall have all powers and duties set forth in the Condominium Act and all of the powers and duties reasonably necessary to operate the Condominium pursuant to the *Declaration of Condominium*, including, but not limited to, the following:

(a) Assess. To make and collect assessments against members as Unit owners to defray the costs, expenses, and losses of the Condominium.

(b) Disburse. To use the proceeds of assessments in the exercise of its powers and duties.

© Maintain. To maintain, repair, replace and operate the Condominium property.

(d) Insure. To purchase insurance on the Condominium property and insurance for the protection of the Association and its members, as well as liability insurance for the protection of the Directors and officers of the Association.

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

(f) Regulate. To make and amend such reasonable rules and regulations respecting the use of the property in the Condominium.

(g) Enforce. To enforce by legal means the provisions of the Condominium Act, the Declaration of Condominium, these Articles and the Bylaws of the Association for the use of the property in the Condominium.

(h) Manage. To manage or contract for the management and maintenance of the Condominium property and to authorize a management agent to assist the Association in carrying out its powers and duties by performing such functions as the submission of proposals, collection of assessments, preparation of records, enforcement of rules, and maintenance, repair and replacement of the common elements with funds as shall be made available by the Association for such purposes. The Association and its officers shall, however, retain at all times the powers and duties granted by the Condominium Act, including but not limited to the making of assessments, promulgation of rules and execution of contracts on behalf of the Association.

(i) Employ. To employ personnel for reasonable compensation to perform the services required for proper administration of the purposes of the Association.

(j) Payment of Taxes and Liens. To pay taxes and assessments which are liens against any part of the Condominium (other than individual Units and the appurtenances thereto which are not owned by the Association).

(k) Utilities. To pay the cost of all power, water, sewer and other utility services rendered to the Condominium to the extent the payment for such services are not the obligation of owners of individual Units.

3.3 The Association shall have the power to purchase Units in the Condominium, and to hold, lease, mortgage and convey the same.

3.4 All funds and the titles of all properties acquired by the Association and their proceeds shall be held in trust for the members in accordance with the provisions of the Declaration of Condominium, these *Articles of Incorporation* and the *By-Laws*.

3.5 The Association shall make no distribution of income to its members, Directors or officers. The Association may, however, pay reasonable salaries and/or other compensation to Directors, officers, or other employees.

3.6 The powers of the Association shall be subject to and shall be exercised in accordance with the provisions of the *Declaration of Condominium*.

ARTICLE IV - MEMBERS

4.1 The members of the Association shall consist of all the record owners of the Condominium Units and, in the event of termination of the Condominium, shall consist of those who are members at the time of such termination. If the Unit is owned by a corporation, partnership or more than one individual (in whatever capacity), the voting member shall be determined in the manner specified by the *By-Laws*.

4.2 After the transfer of the ownership of a Unit, change of membership in the Association shall occur upon recording in the Public Records of Seminole County, a deed or other instrument transferring record legal title to a Unit in the Condominium. The transferee designated by such instrument thus automatically becomes a member of the Association and the membership of the transferor is terminated.

ARTICLE V - DIRECTORS

5.1 The affairs of the Association shall be managed by a Board of Directors consisting of three (3) Directors.

5.2 All of the duties and powers of the Association existing under the *Condominium Act*, the *Declaration of Condominium*, these *Articles of Incorporation* and the *By-Laws* shall be exercised exclusively by the Board of Directors, its agents, contractors or employees.

5.3 The names and addresses of the members of the initial Board of Directors, who shall hold office until their successors are elected and have qualified, are as follows:

KENNETH M. DELP II
845 Sunshine Lane
Altamonte Springs, Florida 32714

KENNETH M. DELP III
845 Sunshine Lane
Altamonte Springs, Florida 32714

BRIAN J. O'CONNELL
845 Sunshine Lane
Altamonte Springs, Florida 32714

5.4 The method of election of the successors to the initial Board of Directors shall be as set forth in the Bylaws of the Association.

ARTICLE VI - OFFICERS

The affairs of the Association shall be administered by the officers designated in the Bylaws. The officers shall be elected by the Board of Directors at its first meeting following the annual meeting of the members of the Association, and they shall serve at the pleasure of the Board of Directors. The office of treasurer may be held in conjunction with any other office by one person. The names of the officers who shall serve until their successors are designated by the Board of Directors are as follows:

President	Kenneth M. Delp II
Secretary/Treasurer	Brian J. O'Connell

ARTICLE VII - REGISTERED OFFICE AND AGENT

The street address of the registered office of this corporation shall be 1151 North Orange Avenue, Winter Park, Florida 32789, and Philip Tatich shall be the initial registered agent at that address.

ARTICLE VIII - 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 on him in connection with any proceeding or settlement of any proceeding in which he may be a party or in which he may become involved by reason of his being or having been an officer or Director of this corporation. 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.

ARTICLE IX - BYLAWS

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

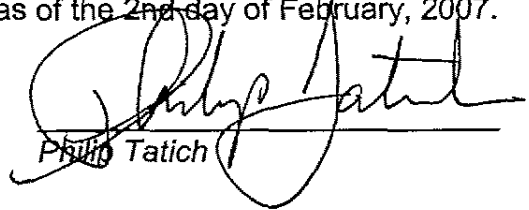
ARTICLE X - AMENDMENTS

Amendments to these *Articles of Incorporation* may be adopted by a majority of the Board of Directors.

ARTICLE XI - TERM


This corporation shall have perpetual existence which shall commence with the filing of these *Articles of Incorporation* with the Florida Department of State.

IN WITNESS WHEREOF, the undersigned Subscriber to these *Articles of Incorporation* have hereunto set his hand and seal as of the 2nd day of February, 2007.


Philip Tatich

ACCEPTANCE OF DESIGNATION AS REGISTERED AGENT

The undersigned, having been designated as Registered Agent in the *Articles of Incorporation of Delphini Industrial Park at Northstar Condominium Owners Association, Inc.*, a proposed Florida not for profit corporation, does hereby accept such designation and agrees to comply with the requirements incident thereto.


Philip Tatich
1151 North Orange Avenue
Winter Park, Florida 32789

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