





CORPORATION SERVICE COMPANY

ACCOUNT NO. : 072100000032

REFERENCE : 946746 9666A

AUTHORIZATION

*Spud Deane*

COST LIMIT : \$ 70.00

ORDER DATE : June 13, 2007

ORDER TIME : 10:18 AM

ORDER NO. : 946746-005

CUSTOMER NO: 9666A

DOMESTIC FILING

NAME: 36TH AVENUE WAREHOUSE  
CONDOMINIUM OWNERS'  
ASSOCIATION, INC.

XX ARTICLES OF INCORPORATION

PLEASE RETURN THE FOLLOWING AS PROOF OF FILING:

XX PLAIN STAMPED COPY

CONTACT PERSON: Kimberly Moret - EXT. 2949

EXAMINER'S INITIALS: \_\_\_\_\_

ARTICLES OF INCORPORATION  
OF  
36<sup>TH</sup> AVENUE WAREHOUSE  
CONDOMINIUM OWNERS' ASSOCIATION, INC.

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**FILED**  
2007 JUN 13 A 10:10  
SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

In compliance with the laws of the State of Florida the undersigned hereby associate themselves together for the purpose of forming a corporation not-for-profit under Chapter 617, Florida Statutes, 1997, as amended, and do hereby certify:

**ARTICLE 1.**

**Section 1.1** The name of the Corporation is **36<sup>TH</sup> AVENUE WAREHOUSE CONDOMINIUM OWNERS' ASSOCIATION, INC.** and the mailing address of the Corporation is 2603 SE 17<sup>th</sup> Street, Suite A, Ocala, FL 34471.

**ARTICLE 2.**

**Section 2.1** **Duration.** The period of duration of the Corporation is perpetual.

**ARTICLE 3.**

**Section 3.1** **Purpose.** The primary purpose of this Association is to create an entity to provide a forum for discussion and communication among the Unit Owners of 36th Avenue Warehouse Condominiums and to facilitate and assure the maintenance and operation of such property as may be subjected to the terms of the Declaration of Condominium of 36th Avenue Warehouse Condominiums pursuant to its terms.

**Section 3.2** **Nonprofit Character of Association.** The Association does not contemplate pecuniary gain or profit, direct or indirect, to its Members. The Association shall make no distributions of income to its Members, Directors or Officers.

**ARTICLE 4.**

The Association shall have all the powers and duties reasonably necessary to operate and maintain the Association including the following:

**Section 4.1** To exercise all the powers and privileges and to perform all of the duties and obligations of the Association as set forth in the Declaration of Condominium of 36th

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OWNERS' ASSOCIATION, INC.**

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Avenue Warehouse Condominiums as recorded in the Public Records of Marion County, Florida, and as the same may be amended from time to time as therein provided, said Declaration being incorporated herein as if set forth at length.

**Section 4.2** To establish, collect, and disburse assessments to be used for the maintenance and upkeep of the Common Elements.

**Section 4.3** To manage, operate, maintain, repair and improve the Common Elements or any property owned by another third party for which the Association by rule, regulation, contract or pursuant to the Declaration of Condominium of 36th Avenue Warehouse Condominiums has a right or duty to provide such services.

**ARTICLE 5.**

The Developer and every Unit Owner as defined in the Declaration of Condominium of 36th Avenue Warehouse Condominiums shall be a Member of the Association. All Members agree to be bound by the terms and provisions of these Articles of Incorporation and such Bylaws and operating procedures as may be promulgated by the Association from time to time.

**ARTICLE 6.**

The Association shall have a single class of voting Members. Each Owner, including the Developer for each Unit owned by the Developer, shall be entitled to one (1) vote for each percentage interest it owns in the Common Elements. When more than one (1) person holds an interest in any Unit, all such persons shall be Members. The vote for such Unit shall be exercised as they determine, but in no event shall more than one (1) vote be cast with respect to each percentage interest owned in the Common Elements.

**ARTICLE 7.**

**Section 7.1** ***Cumulative Voting.*** At all elections of Directors of this Corporation, each shareholder shall be entitled to as many votes as shall equal the number of votes which (except for these provisions as to cumulative voting) he would be entitled to

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count for the election of Directors with respect to his shares and multiplied by the number of Directors to be elected, and he may count all such votes for a single director, or may distribute them among the number to be voted for, or any two or more of them as he may see fit.

**ARTICLE 8.**

**Section 8.1** **Bylaws**. The power to adopt, alter or repeal Bylaws shall be vested in the Board of Directors, except where the shareholders specifically provide in any Bylaw made by them that such Bylaws shall not be altered, amended or repealed by the Board.

**Section 8.2** **Director Conflicts**. Any contract or other transaction between the Corporation and one or more of its directors, a committee, shareholders or employees, in which they are interested, or between the Corporation and any Corporation or association of which one or more of its directors and shareholders, members, directors, officers, or employees, or in which they are interested, shall be valid for all purposes, notwithstanding the presence of the director or directors at the meeting of the board of the Corporation that acts upon, or in reference to, the contract or transaction; provided, the interested party does not vote or participate in the action; that the interested party discloses his interest before action is taken, and the contract or transaction is fair and reasonable as to the Corporation at the time it is authorized by the board, a committee or its shareholders. This Section shall not be construed to invalidate any contract or other transaction that would otherwise be valid under the common and statutory law applicable to it.

**Section 8.3** **Indemnification and Related Matters**. The Corporation shall indemnify any Officer or Director, or any former Officer or Director, to the full extent permitted by law.

**Section 8.4** **Removal of Directors**. At a special meeting of the shareholders called expressly for that purpose, directors may be removed in the manner provided by the Bylaws.

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36<sup>TH</sup> AVENUE WAREHOUSE CONDOMINIUM  
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**Section 8.5** *Amendment of Articles of Incorporation.* The Corporation reserves the right to amend the Articles in any manner now or hereafter permitted by the law, as provided by the Bylaws.

**ARTICLE 9.**

**Section 9.1** *Organizing Directors.* The initial Board of Directors shall consist of three (3) Directors. The number of Directors may be either increased or diminished from time to time by the Bylaws. The names and addresses of the initial Directors of this Corporation are:

<u>Name</u>	<u>Address</u>
Allen M. Setzer	3231 Old Barn Road East Ponte Vedra Beach, FL 32082
Christopher S. Wiechens	2603 SE 17 <sup>th</sup> Street, Suite A Ocala, FL 34471
Tim D. Haines	125 NE First Avenue, Suite 1 Ocala, FL 34470

**ARTICLE 10.**

**Section 10.1** *Registered Agent and Registered Office.* The name and address of the initial Registered Agent of the Corporation is Christopher S. Wiechens, whose mailing address is 2603 SE 17<sup>th</sup> Street, Suite A, Ocala, FL 34471.

**ARTICLE 11.**

**ARTICLES OF INCORPORATION  
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**Section 11.1 Incorporators.** The name and address of the person signing these Articles is Christopher S. Wiechens, whose mailing address is 2603 SE 17<sup>th</sup> Street, Suite A, Ocala, FL 34471.

**IN WITNESS WHEREOF**, the undersigned Incorporator has executed these Articles this 11 day of June, 2007.



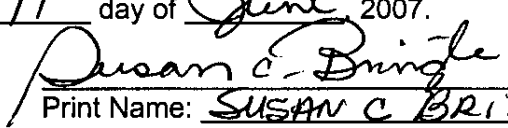
CHRISTOPHER S. WIECHENS

**STATE OF FLORIDA  
COUNTY OF MARION**

BEFORE ME, a notary public authorized to take acknowledgments in the state and county set forth above, personally appeared CHRISTOPHER S. WIECHENS, known to me and known by me to be the person who executed the foregoing Articles of Incorporation and acknowledged to me that he executed the same freely and voluntarily for the uses and purposes therein expressed.

**WITNESS** my hand and official seal this 11<sup>th</sup> day of June, 2007.

SUSAN C. BRINGLE  
Notary Public, State of Florida  
My comm. expires October 13, 2008  
Comm. No. DD 347939

  
Print Name: SUSAN C BRINGLE  
Notary Public, State of Florida  
Commission No.: \_\_\_\_\_  
My commission expires: \_\_\_\_\_

CERTIFICATE OF ACCEPTANCE BY REGISTERED AGENT

CHRISTOPHER S. WIECHENS, whose address is 2603 SE 17<sup>th</sup> Street, Suite A, Ocala, FL 34471, is the initial registered agent named in the Articles of Incorporation to accept service of process for **36<sup>TH</sup> AVENUE WAREHOUSE CONDOMINIUM OWNERS' ASSOCIATION, INC.**, a corporation organized under the laws of the State of Florida hereby accepts such appointment as registered agent at the place designated in this certificate.

DATED this 11 of June, 2007.

  
CHRISTOPHER S. WIECHENS

**FILED**  
2007 JUN 13 A 10:10  
SECRETARY OF STATE  
TALLAHASSEE, FLORIDA