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**FLORIDA PROFIT/NON PROFIT CORPORATION**

**AIRPORT COMMERCE PARK OWNERS' ASSOCIATION, INC.**

|                       |         |
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**ARTICLES OF INCORPORATION  
OF  
AIRPORT COMMERCE PARK OWNERS' ASSOCIATION, INC.  
A CORPORATION NOT FOR PROFIT**

In compliance with the requirements of the Laws of the State of Florida, and for the purpose of forming a corporation not for profit, the undersigned does hereby acknowledge:

1. Name of Corporation. The name of the corporation is AIRPORT COMMERCE PARK OWNERS' ASSOCIATION, INC. (the "Association").
2. Principal Office. The initial principal office and the mailing address of the Association is 4100 South Frontage Road, Lakeland, Florida 33815.
3. Registered Office - Registered Agent. The street address of the Registered Office of the Association is 500 South Florida Avenue, Suite 800, Lakeland, FL 33801. The name of the Registered Agent of the Association is Timothy F. Campbell.
4. Definitions. A declaration entitled Master Declaration of Covenants, Conditions and Restrictions for Airport Commerce Park (the "Declaration") has been or will be recorded in the public records of Polk County, Florida, and shall govern all of the operations of a commercial development to be known as Airport Commerce Park. All initially capitalized terms not defined herein shall have the meanings ascribed thereto in the Declaration.
5. Purpose of Association. The Association is formed to:
  - 5.1. Provide for operation, maintenance and preservation of the Common Areas and improvements thereon. The Common Areas shall include all real property, easements and roadways within the plats describing Airport Commerce Park, excluding the lots, but including all drainage and retention facilities, all recreation facilities and all improvements, equipment and installations forming part of such facilities.
  - 5.2. Provide for ownership, operation, maintenance and preservation of the Surface Water Management System Facilities, as defined in the Declaration.
  - 5.3. Perform the duties delegated to it in the Declaration.
  - 5.4. Administer the interests of the Association and the Owners.
  - 5.5. Promote the health, safety and welfare of the Owners.
  - 5.6. Collect Assessments and other amounts due, if any, to the Association and remit the same to the Association.
6. Not For Profit. The Association is a not for profit Florida corporation and does not contemplate pecuniary gain to, or profit for, its Members.

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7. Powers of Association. The Association shall, subject to the limitations and reservations set forth in the Declaration, have all the powers, privileges and duties reasonably necessary to discharge its obligations, including, but not limited to the following:

7.1. To perform all the duties and obligations of the Association set forth in the Declaration, these Articles of Incorporation ("Articles"), and the Bylaws of the Association ("Bylaws") and to take any other action necessary for the purposes for which the Association is organized.

7.2. To enforce and interpret, by legal action or otherwise, the provisions of the Declaration, these Articles, and the Bylaws, and the rules, regulations, covenants, restrictions and/or agreements governing or binding the Association and the Park, either for the benefit of the Association, directly, or in conjunction with, or on behalf of, the Owners.

7.3. To operate, maintain and improve the Common Areas, if any, and to promote rules and regulations for use of the Common Areas by the Owners.

7.4. To operate and maintain the Surface Water Management System Facilities, which includes, without limitation, all inlets, ditches, swales, culverts, water control structures, retention and detention areas, ponds, lakes, floodplain compensation areas, wetlands and any associated buffer areas, and wetland mitigation areas, subject to the rules and regulations of Southwest Florida Water Management District.

7.5. To fix, levy, collect and enforce payment, by any lawful means, of all Assessments payable pursuant to the terms of the Declaration, these Articles, and the Bylaws.

7.6. To fix, levy, collect and enforce payment, by any lawful means, of all fines and assessments imposed in accordance with Florida Statutes, Chapter 617 and Florida Statutes, Chapter 720, and the terms of the Declaration, to maintain order within the Park and to encourage observance of the terms of the Declaration, these Articles and the Bylaws.

7.7. To pay all Association expenses, including, but not limited to, all licenses, taxes or governmental charges levied or imposed against the Common Areas, if any, or other property of the Association.

7.8. To acquire (by gift, purchase, or otherwise), annex, own, hold, improve, build upon, operate, maintain, convey, grant rights and easements, sell, dedicate, lease, transfer or otherwise dispose of real or personal property (including the Common Areas, if any) in connection with the functions of the Association except as limited by the Declaration.

7.9. To borrow money, and to mortgage, pledge or hypothecate any or all of its real or personal property as security for money or debts incurred.

7.10. To dedicate, grant, license, lease, create easements upon, sell or transfer all or any part of, the Common Areas, if any, to any public agency, entity, authority, utility, or other person or entity

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for such purposes and subject to such conditions as it determines subject only to requirements in the Declaration, if any.

7.11. To participate in mergers and consolidations with other not for profit corporations organized for the same purposes.

7.12. To establish committees and delegate certain of its functions to those committees.

7.13. To require all Owners to be Members of the Association.

7.14. To adopt, publish, promulgate or enforce rules, regulations, covenants, restrictions, or agreements governing the Association, Airport Commerce Park, Common Areas (if any), Lots, and Surface Water Management System Facilities, as provided in the Declaration, and to effectuate all of the purposes for which the Association is organized.

7.15. To have and to exercise any and all powers, rights and privileges which a not for profit corporation organized under the Laws of the State of Florida may now, or hereafter, have or exercise.

7.16. To employ personnel and retain independent contractors and to contract for management of the Association, the Park, and the Common Areas, if any, and to delegate in such contract(s) all or any part of the powers or duties of the Association.

7.17. To contract for services, if any, to be provided to, or for the benefit of, the Association, Owners, the Common Areas (if any), and the Park, whether or not provided for or contemplated in the Declaration. The Board shall not approve any contract with a contingency payment without the approval of the Members.

7.18. To sue and be sued.

7.19. To contract for services to be provided for operation and maintenance of the Surface Water Management System Facilities if the Association contemplates employing a maintenance company.

8. Association Lawsuits. The Board shall have no duty to bring any suit against any party and the Board is permitted to apply a rule of reasonableness when determining whether to bring suit against any party.

9. Voting Rights. Each Owner and Declarant shall be a Member of the Association. Owners and Declarant shall have the voting rights set forth in the Declaration and the Bylaws, however, the Bylaws shall not be inconsistent with the Declaration.

10. Board of Directors. The affairs of the Association shall be managed by a Board of Directors having an odd number with not less than three (3) nor more than five (5) members ("Board"). The initial number of members of the Board shall be four (4). The names and addresses of the initial members of the Board of the Association are as follows:

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|                |   |
|----------------|---|
| Wesley Beck    | 4100 South Frontage Road<br>Lakeland, Florida 33815 |
| Robert Kryger  | 4100 South Frontage Road<br>Lakeland, Florida 33815 |
| Howard Bayless | 4025 South Pipkin Road<br>Lakeland, Florida 33811   |
| Mark Phillips  | 4025 South Pipkin Road<br>Lakeland, Florida 33811   |

The members of the Board shall be appointed and/or elected as stated in the Bylaws. The initial members of the Board, or successors of the initial members of the Board as appointed in the event of the removal or disability of one or all of said Directors, shall hold office until the next annual meeting of the Members, at which time the successors shall be elected. Each Director thereafter shall hold office until the next annual meeting of the Members and until his or her successor shall have been elected and qualified, or until removed by a majority vote of the Members for misfeasance or malfeasance, at a special meeting of the Members called for that purpose. However, notwithstanding the foregoing or anything to the contrary contained herein, the Declarant shall have the sole and exclusive right (but not the obligation) to elect and designate all of the Directors until the Turnover Date.

11. Dissolution. In the event of the dissolution of the Association other than incident to a merger or consolidation, any Owner may petition the Circuit Court having jurisdiction over Airport Commerce Park for the appointment of a receiver to manage the affairs of the dissolved Association and to manage the Common Areas, if any, in the place and stead of the Association, and to make such provisions as may be necessary for the continued management of the affairs of the dissolved Association and its properties.

12. Duration. The Association shall have perpetual existence; however, if the Association is dissolved, the control or right of access to the property containing the Surface Water Management System Facilities shall be conveyed or dedicated to an appropriate governmental unit or public utility and if not accepted, then the Surface Water Management System Facilities shall be conveyed to a not for profit corporation similar to the Association.

13. Amendments.

13.1. General Restriction on Amendments. Notwithstanding any other provision herein to the contrary, no amendment to these Articles shall affect the rights of Declarant unless such amendment receives the prior written consent of Declarant, which consent may be withheld for any reason whatsoever.

13.2. Amendments Prior to the Turnover Date. Prior to the date of the Turnover Date, which

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Airport Commerce Partners, LLC, a Florida limited liability company, is required to turn the operation of the Association to the property owners within Airport Commerce Park as set forth in the Declaration. Declarant shall have the right to amend these Articles as it deems appropriate, without the joinder or consent of any person or entity whatsoever. Declarant's right to amend under this Section 13.2 is to be construed as broadly as possible. In the event that the Association shall desire to amend these Articles prior to the Turnover Date, the Association must first obtain Declarant's prior written consent to any proposed amendment, which consent may be withheld for any reason whatsoever. After receiving the Declarant's consent to the proposed amendment, an amendment identical to that approved by Declarant y be adopted by the Association pursuant to the requirements for amendments from and after the Turnover Date. After approval of the amendment by the Board, Declarant shall join in such identical amendment.

13.3. Amendments After the Turnover Date. After the Turnover Date, but subject to the general restrictions on amendments set forth above, these Articles may be amended at an annual or special meeting called for that purpose by the approval of at least two-thirds (66 2/3 %) of the Board of Directors or the membership of the Association, provided that notice of the text of each proposed amendment was sent to the Members with notice of the meeting.

#### 14. Limitations.

14.1. Declaration is Paramount. No amendment may be made to these Articles which shall in any manner reduce, amend, affect or modify the terms, conditions, provisions, rights, and obligations set forth in the Declaration.

14.2. Rights of Declarant. There shall be no amendment to these Articles which shall abridge, reduce, amend, affect or modify the rights of Declarant.

14.3. Bylaws. These Articles shall not be amended in a manner that conflicts with the Bylaws.

15. Officers. The Board shall elect a President, Secretary, Treasurer, and as many Vice Presidents, Assistant Secretaries and Assistant Treasurers (individually, "Officer" and collectively the "Officers") as the Board shall from time to time determine. Officers shall be appointed/elected as stated in the Bylaws.

16. Indemnification of Officers and Directors. The Association shall and does hereby indemnify and hold harmless every Director and every Officer, their heirs, executors and administrators, against all loss, cost and expenses reasonably incurred in connection with any action, suit or proceeding to which such Director or Officer may be made a party by reason of being or having been a Director or Officer of the Association, including reasonable counsel fees and paraprofessional fees at all levels of proceeding. This indemnification shall not apply to matters wherein the Director or Officer shall be finally adjudged in such action, suit or proceeding 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.

17. Transactions in Which Directors or Officers are Interested. No ~~Contract or Transaction~~ <sup>Contract or Transaction</sup>

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between the Association and one (1) or more of its Directors or Officers or Declarant, or between the Association and any other corporation, partnership, association, or other organization in which one (1) or more of its Officers or Directors are officers, directors or employees or otherwise interested shall be invalid, void or voidable solely for this reason, or solely because the Officer or Director is present at, or participates in, a meeting of the Board thereof which authorized the contract or transaction, or solely because said Officer's or Director's votes are counted for such purpose. No Director or Officer of the Association shall incur liability by reason of the fact that such Director or Officer may be interested in any such contract or transaction. Interested Directors shall disclose the general nature of their interest and may be counted in determining the presence of a quorum at a meeting of the Board which authorized the contract or transaction.

18. Severability. Invalidation of any of the provisions of these Articles by judgment or court order shall in no way effect any other provision, and the remainder of these Articles shall remain in full force and effect.

19. Conflicts. In the case of any conflict between the Bylaws and these Articles, these Articles shall control; in the case of any conflict between the Declaration and these Articles, the Declaration shall control.

IN WITNESS WHEREOF, I, the undersigned subscribing incorporator, have hereunto set my hand and seal this 24<sup>th</sup> day of August 2007 for the purpose of forming this corporation not for profit under the Laws of the State of Florida.

By: 

Wesley Beck, its Incorporator

Address: 4100 South Frontage Road  
Lakeland, Florida 33815

STATE OF FLORIDA  
COUNTY OF POLK

The foregoing Articles of Incorporation were acknowledged before me this 24<sup>th</sup> day of August, 2007, by Wesley Beck, as incorporator of AIRPORT COMMERCE PARK OWNERS' ASSOCIATION, INC., a Florida not for profit corporation [ ] who is personally known to me or [ ] has produced a Florida driver's license as identification.

Printed Name: 

Notary Public  
State of Florida  
My Commission Expires March 24, 2008  
(SEAL)

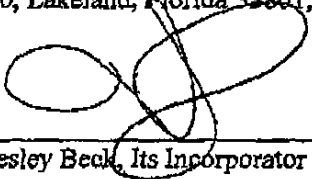
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**CERTIFICATE DESIGNATING PLACE OF BUSINESS OR DOMICILE FOR THE  
SERVICE OF PROCESS WITHIN THIS STATE, NAMING AGENT UPON WHOM  
PROCESS MAY BE SERVED**

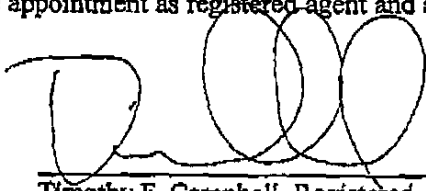
Pursuant to Florida Statutes, Chapter 48.091 and Chapter 617.0501, the following is submitted:

That AIRPORT COMMERCE PARK OWNERS' ASSOCIATION, INC., desiring to organize under the laws of the State of Florida with its principal office as indicated in the Articles of Incorporation, at 4100 South Frontage Road, Lakeland, Florida 33815, has named Timothy F. Campbell, 500 South Florida Avenue, Suite 800, Lakeland, Florida 33801, as its agent to accept service of process within this state.

  
Wesley Beck, Its Incorporator

**ACKNOWLEDGMENT:**

Having been named to accept service of process for the above-stated corporation at the place designated in this certificate, I accept the appointment as registered agent and agree to act in this capacity.

  
Timothy F. Campbell, Registered Agent

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