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SECRETARY OF STATE
TALLAHASSEE, FLORIDA

MRS
10/25

COVER LETTER

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

SUBJECT: Summerfield Commerce Center Property Owners 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: Land Invest Holding LLC
Name (Printed or typed)

15100 Hutchison Rd.
Address

Tampa FL 33621
City, State & Zip

813-961-4341 Judy Ingram
Daytime Telephone number

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

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**ARTICLES OF INCORPORATION
OF
SUMMERFIELD COMMERCE CENTER PROPERTY OWNERS ASSOCIATION, INC.**

SECRETARY OF STATE
TALLAHASSEE, FLORIDA

In compliance with the requirements of Chapter 617, Florida Statutes, the undersigned, being a resident of the State of Florida and full age, hereby forms a corporation not for profit in accordance with the laws of the State of Florida, and certifies as follows:

ARTICLE I – NAME

The name of this corporation is SUMMERFIELD COMMERCE CENTER PROPERTY OWNERS ASSOCIATION, INC., hereinafter called the "Association."

ARTICLE II – PRINCIPAL OFFICE

The initial principal office of this Association shall be located at 15100 Hutchison Road., Tampa, Florida 33625, which office may be changed from time to time by action of the Board of Directors.

ARTICLE III – REGISTERED AGENT AND OFFICE

The name and street address of the initial registered agent and office of the Association shall be Lance Ponton, 15100 Hutchison Road, Tampa, FL 33625.

ARTICLE IV – PURPOSE AND POWERS OF THE ASSOCIATION

This Association does not contemplate pecuniary gain or profit to its members. The specific purposes for which it is formed are to promote the health, safety, and general welfare of the property owners within that certain real property, herein called the "Properties," as described and defined in that certain Declaration of Covenants, Conditions and Restrictions for Summerfield Commerce Center, now or hereafter recorded among the Public Records of Hillsborough County, Florida, and any amendments or modifications thereof, herein called the "Declaration," relating to the Properties and any additions thereto as may hereafter be brought within the jurisdiction of the Association. The purposes of this Association shall include, without limitation of the foregoing, the maintenance and architectural control of the Lots and Common Area within the Properties, and carrying out, enforcing and otherwise fulfilling its rights and responsibilities under and pursuant to the Declaration. For the foregoing purposes, this Association is empowered to:

(1) Exercise all of the powers and privileges, and to perform all of the duties and obligations of the Association as set forth in the Declaration as the same may be amended from time to time as therein provided;

(2) fix, levy, collect and enforce payment by any lawful means, all charges or assessments pursuant to the terms of the Declaration, and to pay all expenses in connection therewith and all office and other expenses incident to the conduct of the business of this Association, including all license fees, taxes, or governmental charges levied or imposed against the real or personal property of this Association;

(3) acquire, either by gift, purchase or otherwise, and to own, hold, improve, build upon, operate, maintain, convey, sell, lease or transfer, or otherwise dispose of real or personal property, or interests therein, in connection with the affairs of this Association;

(4) borrow money, and upon the approval of (i) a majority of the Board of Directors; and (ii) sixty-six and two-thirds percent (66 2/3%) of the Voting Interests (in person or by proxy) at a duly noticed meeting of the members in which there is a quorum present, mortgage, pledge, deed in trust, or hypothecate any or all of its real or personal property as security for money borrowed or debts incurred, including without limitation, the right to collateralize any such indebtedness with the Association's assessment collections rights;

(5) Dedicate, sell, or transfer all or any part of this Association's property to any public body or governmental agency or authority, or any public or private utility for such purposes and subject to such conditions as may be agreed to by the members. No such dedication or transfer shall be effective unless an instrument has been signed by sixty-six and two-thirds percent (66 2/3%) of the Voting Interests, agreeing to such dedication, sale or transfer;

(6) Grant easements as to the Common Area to public and private utility companies, and to public bodies or governmental agencies or other entities or persons, without cost or charge, where convenient, desirable or necessary in connection with the development of the Properties, and the providing of utility and other services thereto;

(7) participate in mergers and consolidations with other non-profit corporations organized for similar purposes or annex additional residential property and Common Area, provided that any such merger, consolidation or annexation shall have been approved by (i) a majority of the Board of Directors; and (ii) sixty-six and two-thirds percent (66 2/3%) of the Voting Interests (in person or by proxy) at a duly noticed meeting of the members in which there is a quorum present;

(8) Adopt, alter, amend, and rescind reasonable rules and regulations from time to time, which rules and regulations shall be consistent with the rights and duties established by the Declaration and with the provisions of these Articles of Incorporation;

(9) Contract for the maintenance and management of the Common Area, including but not limited to, any Surface Water Management System ("SWMS"), and to authorize a management agent to assist the Association in carrying out its powers and duties under the Declaration;

(10) operate and maintain the SWMS, including 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;

(11) sue or be sued;

(12) To adopt such annual budgets as are necessary to carry out the provisions of the Declaration; and

(13) Have and exercise any and all powers, rights, and privileges which a corporation organized under Chapter 617 or Chapter 720, Florida Statutes by law may now or hereinafter have or exercise.

ARTICLE V – MEMBERSHIP AND VOTING RIGHTS

- A. This association shall be a membership corporation, without certificates of shares of stock.
- B. Qualification for, and admission to, membership in the Association shall be regulated by the Declaration and the Bylaws of the Association.
- C. The share of an Owner or a member in the funds and assets of the Association cannot be assigned, hypothecated or transferred in any manner, except as an appurtenance of such Owner's or member's Lot.

ARTICLE VI – BOARD OF DIRECTORS

The affairs of this Association shall be managed by a Board of Directors, which so long as Class C membership exists, shall consist of three (3) directors, and thereafter shall consist of an odd number which shall not be less than five (5) directors. Directors shall be members of the Association, provided, however, that so long as Class C membership shall exist, Directors need not be members of the Association. The names and addresses of the persons, who are to act in the capacity of directors until their successors are elected and qualified, unless they sooner shall die, resign or be removed, are:

<u>NAME</u>	<u>ADDRESS</u>
Lance Ponton	15100 Hutchison Road Tampa, Florida 33625
Robert Allison	15100 Hutchison Road Tampa, Florida 33625
Rami Zohar	15100 Hutchison Road Tampa, Florida 33625

The initial Board of Directors herein designated shall serve until Class C membership has ceased and been converted to Class A or Class B membership and until the first annual membership meeting thereafter. Directors elected at the first such annual membership meeting shall serve on the Board as set forth in the Bylaws.

ARTICLE VII – OFFICERS

The Association shall be administered by a president, vice president, secretary and treasurer, and such other officers as may be designated in the Bylaws, and shall be elected at the time and in the manner prescribed in the Bylaws. Officers need not be members of the Association. The names and addresses of the initial officers who shall serve until their successors are designated by the Board of Directors are as follows:

<u>NAME</u>	<u>OFFICE</u>	<u>ADDRESS</u>
Lance Ponton	President	15100 Hutchison Road Tampa, Florida 33625
Robert Allison	Vice President	15100 Hutchison Road Tampa, Florida 33625
Rami Zohar	Secretary/ Treasurer	15100 Hutchison Road Tampa, Florida 33625

ARTICLE VIII – SUBSCRIBER

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

<u>NAME</u>	<u>ADDRESS</u>
Lance Ponton	15100 Hutchison Road Tampa, Florida 33625

ARTICLE IX – DISSOLUTION

The Association will exist in perpetuity. However, this Association may be dissolved with the assent given in writing and signed by members entitled to cast not less than sixty-six and two-thirds percent (66 2/3%) of the Voting Interests. Upon dissolution of this Association, other than incident to a merger or consolidation, the assets of this Association, including but not limited to any SWMS, shall be dedicated to an appropriate public agency to be used for purposes similar to those for which this Association was created. In the event that such dedication is refused acceptance, such assets shall be granted, conveyed and assigned to any non-profit corporation, association, trust or other organization to be devoted to such similar purposes, but in no event shall such assets inure to the benefit of any member or other private individual.

ARTICLE X – BYLAWS

The Bylaws of this Association shall be initially adopted by the Board of Directors. Thereafter, the Bylaws may be amended, altered or rescinded in the manner provided by the Bylaws.

ARTICLE XI – AMENDMENT OF ARTICLES

A. These Articles of Incorporation may be amended, from time to time as follows:

(1) So long as there is a Class C Member, the Board of Directors may amend these Articles of Incorporation by a majority vote of the Directors.

Thereafter, these Articles of Incorporation may be amended as follows:

(2) If the Board of Directors wish to amend the Articles of Incorporation, the Directors must adopt a resolution setting forth the proposed amendment and directing that it be submitted to a vote at an annual meeting or special meeting of members entitled to vote on the proposed amendment;

(3) Written notice setting forth the proposed amendment or a summary of the changes to be effected by the amendment must be given to each member entitled to vote;

(4) The proposed amendment must be adopted by a majority of the Voting Interests at a meeting either in person or by proxy, at which a quorum is present; or

(5) Members entitled to vote on proposed amendments to the Articles of Incorporation may amend the Articles of Incorporation without action by the Directors at a meeting for which notice of the changes to be made is given and the assent of fifty-one percent (51%) of the entire Voting Interests.

B. Any number of amendments may be submitted and voted upon at any one meeting.

C. No amendment shall make any change in the rights of the Declarant without the written approval of the Declarant. No amendment shall be made that is in conflict with the Declaration.

D. No amendment shall be effective until a copy of such amendment shall have been certified by the Secretary of State of the State of Florida and thereafter shall have been recorded in the Public Records of Hillsborough County, Florida.

ARTICLE XII – INDEMNIFICATION

Every director and every officer of the Association shall be indemnified by the Association to the fullest extent of the law 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 to which he may be a party or in which he may become involved by reason of his being or having been a director or officer of the Association, whether or not he is a director or officer at the time such expenses are incurred. The foregoing right of indemnification shall be in addition to and not exclusive of all other rights to which such director or officer at the time such expenses are incurred. 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 XIII – INTERPRETATION

Express reference is hereby made to the terms, provisions, definitions, and rules of interpretation contained in the Declaration where necessary to interpret, construe, and clarify the provisions of these Articles of Incorporation. In subscribing and filing these Articles of Incorporation, it is the intent of the undersigned that the provisions hereof be consistent with the provisions of the Declaration and, to the extent not prohibited by law, that the provisions of these Articles of

Incorporation and of the Declaration be interpreted, construed, and applied so as to avoid inconsistencies or conflicting results.

IN WITNESS WHEREOF, for the purpose of forming this corporation under the laws of the State of Florida, the undersigned, constituting the subscriber of the Association, has executed these Articles of Incorporation this ____ day of _____, 2007.

Lance Ponton

Lance Ponton
Subscriber

ACCEPTANCE OF REGISTERED AGENT

Having been named to accept service of process for SUMMERFIELD COMMERCE CENTER PROPERTY OWNERS ASSOCIATION, INC., at the place designated in these Articles of Incorporation, the undersigned hereby accepts to act in this capacity, and agrees to comply with the provisions of the laws of the State of Florida relative to keeping such open office.

Dated this ____ day of _____, 2007.

By: Lance Ponton

Lance Ponton
Registered Agent

Registered Office:

15100 Hutchison Road
Tampa, Florida 33625

Principal Corporation Office:

15100 Hutchison Road
Tampa, Florida 33625

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