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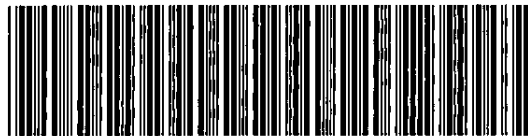
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Special Instructions to Filing Officer:

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W08-5854



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RECEIVED

08 FEB - 1 PM 2:42

OFFICE OF THE  
DIVISION OF CORPORATIONS  
TALLAHASSEE, FLORIDA

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SECRETARY OF STATE  
DIVISION OF CORPORATIONS

08 FEB - 1 AM 11:28

gf 2/4/08



CORPORATION SERVICE COMPANY

FILED  
SECRETARY OF STATE  
DIVISION OF CORPORATIONS

08 FEB -1 AM 11:28

ACCOUNT NO. : 072100000032

REFERENCE : 424186 11812A

AUTHORIZATION :

COST LIMIT : \$ 10.00

*[Handwritten signature]*

ORDER DATE : January 30, 2008

ORDER TIME : 1:30 PM

ORDER NO. : 424186-005

CUSTOMER NO: 11812A

**RESUBMIT**

Please give original  
submission date as file date.

DOMESTIC FILING

NAME: CITRUS MEDICAL AND  
EXECUTIVE OFFICE PARK  
CONDOMINIUM ASSOCIATION, INC.

EFFECTIVE DATE:

XX ARTICLES OF INCORPORATION  
       CERTIFICATE OF LIMITED PARTNERSHIP  
       ARTICLES OF ORGANIZATION

PLEASE RETURN THE FOLLOWING AS PROOF OF FILING:

       CERTIFIED COPY  
XX        PLAIN STAMPED COPY  
       CERTIFICATE OF GOOD STANDING

CONTACT PERSON: Doreen Wallace - EXT. 2928

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



FLORIDA DEPARTMENT OF STATE  
Division of Corporations

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SECRETARY OF STATE  
DIVISION OF CORPORATIONS

08 FEB -1 AM 11:28

February 4, 2008

CSC NETWORKS  
ATTN: DOREEN WALLACE

SUBJECT: CITRUS MEDICAL AND EXECUTIVE OFFICE PARK  
CONDOMINIUM ASSOCIATION, INC.  
Ref. Number: W08000005854

We have received your document for CITRUS MEDICAL AND EXECUTIVE OFFICE PARK CONDOMINIUM ASSOCIATION, INC. and your check(s) totaling \$. However, the enclosed document has not been filed and is being returned for the following correction(s):

You failed to make the correction(s) requested in our previous letter.

The name of the entity must be identical throughout the document.

Please return the corrected original and one copy of your document, along with a copy of this letter, within 60 days or your filing will be considered abandoned.

If you have any questions concerning the filing of your document, please call (850) 245-6973.

Claretha Golden  
Regulatory Specialist II  
New Filing Section

Letter Number: 308A00007243



FLORIDA DEPARTMENT OF STATE  
Division of Corporations

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SECRETARY OF STATE  
DIVISION OF CORPORATIONS

08 FEB -1 AM 11:28

January 31, 2008

CSC NETWORKS  
ATTN: DOREEN WALLACE

SUBJECT: CITRUS MEDICAL AND EXECUTIVE OFFICE PARK  
CONDOMINIUM ASSOCIATION, INC.  
Ref. Number: W08000005396

We have received your document for CITRUS MEDICAL AND EXECUTIVE OFFICE PARK CONDOMINIUM ASSOCIATION, INC. and your check(s) totaling \$70.00. However, the enclosed document has not been filed and is being returned for the following correction(s):

The name of the entity must be identical throughout the document.

Please return the corrected original and one copy of your document, along with a copy of this letter, within 60 days or your filing will be considered abandoned.

If you have any questions concerning the filing of your document, please call (850) 245-6973.

Claretha Golden  
Regulatory Specialist II  
New Filing Section

Letter Number: 508A00006648

ARTICLES OF INCORPORATION OF

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DIVISION OF CORPORATIONS

CITRUS MEDICAL AND EXECUTIVE OFFICE PARK  
CONDOMINIUM ASSOCIATION, INC.

08 FEB -1 AM 11:28

The undersigned, acting as incorporator of a corporation under the non-profit Corporation Act of the State of Florida, adopts the following articles of incorporation.

ARTICLE I - NAME

The name of the corporation is CITRUS MEDICAL AND EXECUTIVE OFFICE PARK CONDOMINIUM ASSOCIATION, INC.

ARTICLE II - EXISTENCE AND DURATION

Existence of the Association shall commence with the filing of these Articles of Incorporation with the Secretary of State, Tallahassee, Florida. The Association shall exist in perpetuity.

ARTICLE III - PURPOSES AND POWERS

The purposes for which the corporation is organized are:

- A. To operate CITRUS MEDICAL AND EXECUTIVE OFFICE PARK CONDOMINIUM ASSOCIATION, INC. and to undertake the performance of, and to carry out the acts and duties incident to the administration of CITRUS MEDICAL AND EXECUTIVE OFFICE PARK CONDOMINIUM ASSOCIATION, INC. in accordance with the terms, provisions, conditions, and authorizations contained in these Articles, the By-laws of CITRUS MEDICAL AND EXECUTIVE OFFICE PARK CONDOMINIUM ASSOCIATION, INC. (the "Association"), and the Declaration of Condominium of CITRUS MEDICAL AND EXECUTIVE OFFICE PARK CONDOMINIUM ASSOCIATION, INC. (the "Declaration of Condominium") recorded among the public records of Orange County, Florida;
- B. To carry out the duties and obligations given by the Declaration of Condominium recorded among the public records of Orange County, Florida; and
- C. To establish By-Laws and Rules and Regulations for the operation of the Association and to provide for the formal administration of the Association, and to enforce the Declaration of Condominium

recorded among the public records of Orange County, Florida, and the By-laws of the Association.

- D. The Association shall operate, maintain and manage the surface water or stormwater management system(s) in a manner consistent with the St. Johns River Water Management District permit number \_\_\_\_\_ requirements and applicable District and City of Ocoee rules, and in accordance with the terms of the Declaration of Condominium of Citrus Medical and Executive Office Park which relate to the surface water and stormwater management system.
- E. The Association shall levy and collect adequate assessments against members of the Association for the costs of maintenance and operation of the surface water or stormwater management system.

#### ARTICLE IV - MEMBERSHIP

The qualifications for members and the manner of their admission shall be regulated by the Declaration of Condominium recorded among the public records of Orange County, Florida, and the By-laws of the Association.

#### ARTICLE V - REGISTERED OFFICE

The initial registered office of the corporation shall be at 1053 Maitland Center Commons Blvd., Suite 200, Maitland, Florida 32751.

#### ARTICLE VI - REGISTERED AGENT

The initial registered agent, and his address is Berry J. Walker, Jr., 1053 Maitland Center Commons Blvd., Suite 200, Maitland, Florida 32751.

#### ARTICLE VII - MINIMUM NUMBER OF DIRECTORS AND ELECTIONS

The initial board of directors shall consist of at least three members.

The names and addresses of the persons who shall serve as directors until the first annual meeting of members or until their successors shall have been elected and qualified, are as follows:

Berry J. Walker, Jr.  
1053 Maitland Center Commons Blvd.  
Suite 200  
Maitland, Florida 32751

Lorri Wilson  
1053 Maitland Center Commons Blvd.  
Suite 200  
Maitland, Florida 32751

Becky Woodward  
1053 Maitland Center Commons Blvd.  
Suite 200  
Maitland, Florida 32751

The method of election of directors shall be as stated in the  
By Laws of the Corporation.

#### ARTICLE VIII - OFFICERS

The affairs of CITRUS MEDICAL AND EXECUTIVE OFFICE PARK  
CONDOMINIUM ASSOCIATION, INC. shall be administered by the  
following Officers, who shall serve at the pleasure of the Board  
of Directors of CITRUS MEDICAL AND EXECUTIVE OFFICE PARK  
CONDOMINIUM ASSOCIATION, INC. The names and addresses of the  
Officers who shall serve until the first election of Officers are  
as follows:

Berry J. Walker, Jr. - President/Secretary/Treasurer  
1053 Maitland Center Commons Blvd.  
Suite 200  
Maitland, Florida 32751

Lorri Wilson - Vice President  
1053 Maitland Center Commons Blvd.  
Suite 200  
Maitland, Florida 32751

#### ARTICLE IX - INCORPORATOR

The name and address of the initial incorporator is as follows:

Berry J. Walker, Jr.  
1053 Maitland Center Commons Blvd., Suite 200  
Maitland, Florida 32751

#### ARTICLE X - BY-LAWS

The By-laws of CITRUS MEDICAL AND EXECUTIVE OFFICE PARK CONDOMINIUM ASSOCIATION, INC. shall be adopted by the initial Board of Directors. The By-laws may be amended only in accordance with the provisions of such By-laws to be adopted by the initial Board of Directors, and only in accordance with Florida law. Provided, however, once the By-laws are adopted by the initial Board of Directors, no portion of the By-laws may be altered, amended, or rescinded in such a manner as it will prejudice the rights of West Lake Estates Properties, Ltd., a Florida limited partnership, or Mortgagees of real property located within CITRUS MEDICAL OFFICE PLAZA subdivision as described in the Declaration of Condominium recorded among the public records of Orange County, Florida.

#### ARTICLE XI - AMENDMENTS TO ARTICLES

These Articles may be amended in the manner provided for under Florida Law and the By-laws of Association.

#### ARTICLE XII DISSOLUTION

In the event of termination, dissolution or final liquidation of the Association, the responsibility for the operation and maintenance of the surface water or stormwater management system must be transferred to and accepted by an entity which would comply with Section 40C-42.027, F.A.C., and be approved by the St. Johns River Water Management District prior to such termination, dissolution or liquidation.



IN WITNESS WHEREOF the undersigned have made and subscribed to these articles of incorporation at Maitland, Orange County, Florida, on this 25 day of January, 2008.

*Berry J. Walker, Jr.*

Berry J. Walker, Jr.

STATE OF FLORIDA  
COUNTY OF ORANGE

Before me, the undersigned notary public, the foregoing instrument was sworn to, acknowledged and subscribed to before me this 25 day of January, 2008, by Berry J. Walker, Jr., who did take an oath.

Check One:

☒ He/she is personally known to me; or  
☐ He/she has produced \_\_\_\_\_ as identification.

*Lorraine D. Wilson*

NOTARY PUBLIC - Lorraine D. Wilson

(Typed-printed or stamped name of Notary)

My Commission Expires:



CERTIFICATE DESIGNATING REGISTERED AGENT  
FOR THE SERVICE OF PROCESS IN THIS STATE

The following is submitted in compliance with laws of the  
state of Florida:

CITRUS MEDICAL AND EXECUTIVE OFFICE PARK CONDOMINIUM ASSOCIATION, INC., a  
not-for-profit corporation organizing under the laws of the State  
of Florida with its principal office located at 1053 Maitland  
Center Commons Blvd., Suite 200, Maitland, Florida 32751, hereby  
designates Berry J. Walker, Jr., as its agent at that address to  
accept service of process within this state.

ACCEPTANCE

I agree as Registered Agent to accept service of process; to  
keep the office open during prescribed hours; to put my name (and  
any other officers of said corporation authorized to accept  
service of process at the above designated address) in some  
conspicuous place in the office as required by law.



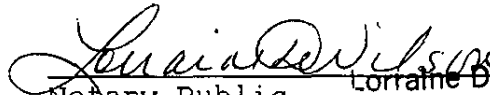
Berry J. Walker, Jr.

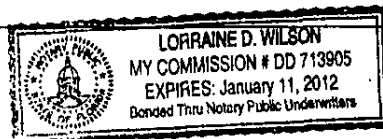
STATE OF FLORIDA  
COUNTY OF ORANGE

BEFORE ME, the undersigned authority, this day personally  
appeared BERRY J. WALKER, JR., who, after being duly sworn,  
deposes and says that the facts and matters contained above are  
true and correct and that he has executed the same for the purpose  
expressed therein.

WITNESS my hand and official seal in the County and State  
last aforesaid this 25 day of January, 2008.

(SEAL)

  
Notary Public Lorraine D. Wilson  
State of \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_



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DIVISION OF CORPORATIONS  
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