

FEB. 12. 2008 1:58PM
DIVISION OF CORPORATIONS

HOLBROOK AKEL COLD STIEFEL & RAY

NO. 8381 Page 1 of 1

N08000001480

Florida Department of State
Division of Corporations
Public Access System

Electronic Filing Cover Sheet

Note: Please print this page and use it as a cover sheet. Type the fax audit number (shown below) on the top and bottom of all pages of the document.

((H08000037301 3)))



H0800003730134BCW

Note: DO NOT hit the REFRESH/RELOAD button on your browser from this page. Doing so will generate another cover sheet.

To:

Division of Corporations
Fax Number : (850) 617-6381

From:

Account Name : HOLBROOK, AKEL, COLD, STIEFEL & RAY, P.A.
Account Number : I20020000128
Phone : (904) 356-6311
Fax Number : (904) 356-7330

SECRETARY OF STATE
TALLAHASSEE, FLORIDA

08 FEB 12 PM 4:34

FILED

FLORIDA PROFIT/NON PROFIT CORPORATION

Cypress Green Office Condominium Association, Inc.

Certificate of Status	1
Certified Copy	0
Page Count	03
Estimated Charge	\$78.75

Electronic Filing Menu

Corporate Filing Menu

Help

FEB. 12. 2008 1:58PM

HOLBROOK AKEL COLD STIEFEL & RAY

NO. 8381 P. 2

((H08000037301 3)))

FILED
08 FEB 12 PM 1:38
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

ARTICLES OF INCORPORATION
OF
CYPRESS GREEN OFFICE CONDOMINIUM ASSOCIATION, INC.

The undersigned, for the purpose of forming a corporation not for profit under the laws of Florida, adopts the following Articles of Incorporation.

ARTICLE I
NAME AND ADDRESS

Section 1.1 Name. The name of the corporation is CYPRESS GREEN OFFICE Condominium Association, Inc.

Section 1.2 Address. The street address of the initial principal office of the corporation is 9857 Old St. Augustine Road, Suite 5, Jacksonville, Florida 32257.

ARTICLE II
PURPOSE; DURATION

Section 2.1 Purpose. The purpose of this corporation is to operate the commercial condominium known as CYPRESS GREEN OFFICE Condominium (the "Condominium") located in Jacksonville, Duval County, Florida, in accordance with the Declaration of Condominium of CYPRESS GREEN OFFICE Condominium (the "Declaration," which shall include the original recorded Declaration and all modifications or supplements thereto), the Florida Condominium Act (Chapter 718, Florida Statutes and any successor or replacement thereof, however numbered or named) and the various administrative rules and court decisions implementing or interpreting that Act which are in force as of the date of the event or occurrence that gives rise to their application (which rules and decisions, along with the Condominium Act itself, are collectively referred to herein as the "Condominium Laws"). To the extent these Articles of Incorporation conflict with or are silent on a point covered by the Declaration or the Condominium Laws, the terms of the Condominium Laws and then the Declaration (in that order of priority) shall control. Without limiting the generality of the foregoing statements, the Association shall (i) operate, maintain and manage the surface water and storm water management systems of the Condominium in a manner consistent with the permit requirements and applicable rules of the St. Johns Water Management District and any successor thereof (the "District"), (ii) assist in the enforcement of the provisions of the Declaration which relate to the surface water and storm water management systems of the Condominium, and (iii) levy and collect adequate assessments against members of the Association for the costs of maintenance and operation of the surface water and storm water management systems of the Condominium.

Section 2.2 Duration. This corporation shall exist perpetually. Corporate existence shall commence on the date these Articles are filed by the Department of State of Florida. In the event of termination, dissolution or final liquidation of the Association, the responsibility for the operation and maintenance of the surface water and storm water management systems of the Condominium must be transferred to and accepted by an entity which would comply with Section 40C-42.027, Florida

((H08000037301 3)))

((08000037301 3)))

Administrative Code (including any replacement of that rule, however designated and wherever found), and must be approved by the District prior to such termination, dissolution or liquidation.

ARTICLE III MEMBERSHIP

Section 3.1 Qualification of Members. The members (or "owners") of this corporation shall be the owners of the units (the "Units") in the Condominium, with one membership interest for every Unit owned.

Section 3.2 Restrictions on Transfer of Membership. The ownership of each member's interest in this corporation shall pass with title to the Unit to which it relates, and may not be separately transferred or encumbered. There are restrictions on the sale or transfer of the Units contained in the Declaration, to which reference is made for a complete statement of those restrictions.

ARTICLE IV INITIAL REGISTERED OFFICE AND AGENT

Section 4.1 Name and Address. The street address of the initial registered office of this corporation is 9857 Old St. Augustine Road, Suite 5, Jacksonville, Florida 32257, and the name of the initial registered agent of this corporation at that address is MARC MAJED EL HASSAN.

Section 4.2 Acceptance by Registered Agent. By executing these Articles, the registered agent hereby accepts his appointment and agrees to act in this capacity and to comply with the provisions of the Florida Statutes governing same.

ARTICLE V DIRECTORS AND OFFICERS

Section 5.1 Number of Directors. This corporation shall have three (3) directors initially. Once the developer of the Condominium has transferred control of the corporation to the Unit owners other than the developer, the number of directors may be increased or decreased by the owners, subject to any restrictions contained in Chapter 617, Florida Statutes or the Condominium Laws. The directors shall be elected as provided in the bylaws of this corporation.

Section 5.2 Initial Directors. The names and street addresses of the initial directors of the corporation are:

MARC MAJED EL HASSAN, 9857 Old St. Augustine Road, Suite 5, Jacksonville, Florida 32257

DEREK D. O'LEARY, 9857 Old St. Augustine Road, Suite 5, Jacksonville, Florida 32257

ANDREW MAJED HASSAN, 9857 Old St. Augustine Road, Suite 5, Jacksonville, Florida 32257

Section 5.3 Compensation. Unless expressly provided by majority vote of the owners of this corporation, neither the board of directors nor the officers of the corporation shall receive any compensa-

((08000037301 3)))

(((H08000037301 3)))

tion for their services as such.

Section 5.4 Indemnification. The corporation shall indemnify its directors and officers to the fullest extent permitted by law.

ARTICLE VI BYLAWS

Section 6.1 Bylaws. The initial bylaws of this corporation shall be adopted by the board of directors. Bylaws shall be adopted, altered, amended or repealed from time to time by either the owners or the board of directors as specified in the Declaration or the Condominium Laws, but the board of directors shall not alter, amend or repeal any bylaw adopted by the owners if the owners specifically provide that such bylaw is not subject to amendment or repeal by the board of directors.

ARTICLE VII INCORPORATOR

Section 7.1 Name and Address. The name and street address of the incorporator of this corporation are:

MARC MAJED EL HASSAN, 9857 Old St. Augustine Road, Suite 5, Jacksonville, Florida 32257

IN WITNESS WHEREOF, the undersigned has executed these Articles of Incorporation as the incorporator and initial registered agent of the corporation this December 28th, 2007.


MARC MAJED EL HASSAN

FILED
08 FEB 12 PM 1:36
CLERK OF STATE
TALLAHASSEE, FLORIDA

(((H08000037301 3)))