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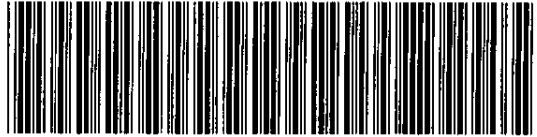
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**SECRETARY OF STATE
TALLAHASSEE, FLORIDA**

CB. 2-15

COVER LETTER

TO: Registration Section
Division of Corporations

SUBJECT: BISCAYNE PARK CONDOMINIUM ASSOCIATION, INC
(Name of ~~Limited Liability~~ Company)
C - Corporation

✓ The enclosed Articles of Organization and fee(s) are submitted for filing.

Please return all correspondence concerning this matter to the following:

Robert M. Croasmun
(Name of Person)

(Firm/Company)

2494 TOMOKA FARMS Rd, PO Box 291367
(Address)

Port Orange, FL 32129-1367
(City/State and Zip Code)

For further information concerning this matter, please call:

Robert M. Croasmun at (386) 679 0607
(Name of Person) (Area Code & Daytime Telephone Number)

Enclosed is a check for the following amount:

- ☐ \$125.00 Filing Fee ☒ \$130.00 Filing Fee & Certificate of Status ☐ \$155.00 Filing Fee & Certified Copy (additional copy is enclosed) ☐ \$160.00 Filing Fee, Certificate of Status & Certified Copy (additional copy is enclosed)

Mailing Address
Registration Section
Division of Corporations
P.O. Box 6327
Tallahassee, FL 32314

Street/Courier Address
Registration Section
Division of Corporations
Clifton Building
2661 Executive Center Circle
Tallahassee, FL 32301

**ARTICLES OF INCORPORATION
OF
BISCAYNE PARK CONDOMINIUM ASSOCIATION, INC.**

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2008 FEB 14 AM 11:17
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

The undersigned hereby associates for the purpose of forming a corporation not-for-profit under the laws of the State of Florida, pursuant to Florida Statutes Chapter 617, and hereby certify as follows:

ARTICLE I

The name of this corporation shall be BISCAYNE PARK CONDOMINIUM ASSOCIATION, INC., whose principal office and mailing address are located at P.O. Box 291367, Port Orange, Florida 32129-1367. *2494 Tomoka Farms Rd.
Port Orange, FL 32129-1367*

ARTICLE II

The general purpose of this corporation not-for-profit shall be as follows: to be the "Association" (as defined in The Condominium Act of the State of Florida, Florida Statutes Chapter 718, and the Declaration of Condominium for Biscayne Park Condominium, for the operation of the Condominium known as Biscayne Park Condominium, located at the intersection of Produce Lane and Essex Avenue, at the DeLand Municipal Airport in Volusia County, Florida, to be created pursuant to the provisions of The Condominium Act, and as such Association to operate and administer the Condominium and to carry out the functions and duties of the Condominium as set forth in the Declaration of Condominium

as set forth in the Declaration of Condominium establishing the Condominium and the exhibits attached thereto.

ARTICLE III

All persons who are Owners of Condominium Units within the Condominium shall automatically be members of this corporation. Such membership shall automatically terminate when such person is no longer an Owner of a Condominium Unit. Membership in the corporation shall be limited to such Condominium Unit Owners.

Subject to the foregoing, admission to and termination of membership shall be governed by the Declaration of Condominium that shall be recorded for the Condominium among the Public Records of Volusia County, Florida.

ARTICLE IV

This corporation shall have perpetual existence.

ARTICLE V

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

<u>Name</u>	<u>Address</u>
Robert M. Croasmun	P.O. Box 291367 Port Orange, Florida 32129-1367

ARTICLE VI

Section 1

The affairs of the corporation shall be managed and governed by a Board of Directors composed of not less than three (3) nor more than the number specified in the Bylaws. The Directors, subsequent to the first Board of Directors, shall be elected at the annual meeting of the membership, for a term of one year or until their successors shall be elected and shall qualify. Provisions for such election, and provisions for the removal, disqualification and resignation of Directors and for filling vacancies on the Board of Directors shall be established by the Bylaws.

Section 2

The principal officers of the corporation shall be the President, Secretary and Treasurer who shall be elected from time to time and in the manner set forth in the Bylaws. The Secretary and Treasurer may be combined and the position may be held by one person.

ARTICLE VII

The names of the officers who are to serve until the first election of officers, pursuant to the terms of the Declaration of Condominium and the Bylaws, are as follows:

Robert M. Croasmun

President

Richard Henrikson

Secretary/Treasurer

ARTICLE VIII

The following persons shall constitute the first Board of Directors and shall serve until the first election of the Board of Directors at the first regular meeting of the membership:

Robert M. Croasmun	P.O. Box 291367 Port Orange, Florida 32129-1367
Richard Henrickson	880 W. Wisconsin Avenue Orange City, Florida 32763
XXXXXX XXXXXX	XXXXXXXXXXXXXXXXXX , Florida

ARTICLE IX

The Bylaws of the corporation shall initially be made and adopted by its first Board of Directors. Prior to the time the real property and improvements have been submitted to condominium ownership by recording the Declaration of Condominium, said first Board of Directors shall have full power to amend, alter, rescind or modify said Bylaws by a majority vote. After the real property and improvements have been submitted to condominium ownership by recording the Declaration of Condominium, the Bylaws may be amended, altered, modified or supplemented by a vote as set forth therein.

ARTICLE X

These Articles of Incorporation may be amended from time to time by a 25% vote of the members of the corporation provided said vote is taken at a regular or special meeting of the corporation after proper notice of said meeting has been duly given.

ARTICLE XI

This corporation shall have all of the powers as set forth in Florida Statutes Chapter 617 or its successor, together with all the powers set forth in The Condominium Act of the State of Florida and all powers granted to it by the Declaration of Condominium with exhibits attached thereto, including the power to contract for the management of the Condominium.

ARTICLE XII

This corporation shall not issue shares of stock and no dividend and no part of the income of the corporation shall be distributed to its members, directors or officers. Excess receipts over disbursements, if any, shall be applied against future expenses and reserves as appropriate. The corporation may compensate in a reasonable manner its members, directors or officers for services rendered, may confer benefits upon its members in conformity with its general purposes and upon dissolution or final liquidation may make distribution to its members as is permitted by the Court having jurisdiction thereof and no payment, benefit or distribution shall be deemed to be a dividend or distribution of income.

ARTICLE XIII

The street address of the initial registered office of this corporation is 2494 Tomoka Farms Road, Port Orange, Florida 32129, and the name of the initial registered agent of this corporation at that address is Robert M. Croasmun.

IN WITNESS WHEREOF, the subscriber hereto has set his hands and seals this 5 day of February, 2008.

 [SEAL]
ROBERT CROASMUN

STATE OF FLORIDA
COUNTY OF VOLUSIA

The foregoing instrument was acknowledged before me this 5 day of FEBRUARY, 2008, by Robert Croasmun, who is ☒ personally known to me or who has ☐ produced _____ as identification.

Notary Public
Title or Rank



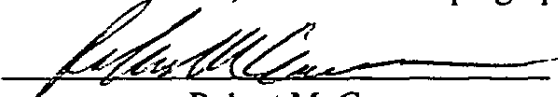
Commission Number


Notary Signature

LEANNE ZANGARA
Notary Name Printed

ACCEPTANCE BY REGISTERED AGENT

THE UNDERSIGNED, having been named to accept service of process for the above-stated corporation, at the place designated in the foregoing Articles of Incorporation, hereby accepts to act in this capacity and agrees to comply with the provisions of Section 48.091, Florida Statutes, and all other provisions thereof, relative to keeping open said office.


Robert M. Croasmun

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SECRETARY OF STATE
TALLAHASSEE, FLORIDA