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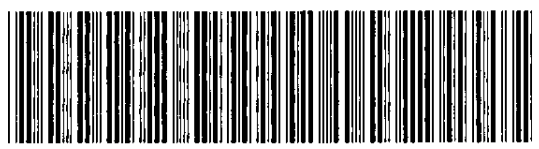
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2009 JUN 12 A 10:50
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

6-13-08
271



CORPORATION SERVICE COMPANY

ACCOUNT NO. : 072100000032

REFERENCE : 607661 106189A

AUTHORIZATION :

[Handwritten signature]

COST LIMIT : \$ 78.75

ORDER DATE : June 12, 2008

ORDER TIME : 10:04 AM

ORDER NO. : 607661-005

CUSTOMER NO: 106189A

DOMESTIC FILING

NAME: BLUE HERON CORPORATE CENTRE
PROPERTY OWNERS' ASSOCIATION,
INC.

XX ARTICLES OF INCORPORATION

PLEASE RETURN THE FOLLOWING AS PROOF OF FILING:

XX CERTIFIED COPY

CONTACT PERSON: Amanda Roath - EXT. 2955

EXAMINER'S INITIALS: _____

ARTICLES OF INCORPORATION
OF
BLUE HERON CORPORATE CENTRE PROPERTY
OWNERS' ASSOCIATION, INC.

FILED
2000 JUN 12 A 10:51
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

THE UNDERSIGNED, does hereby associate themselves for purposes of forming a corporation not for profit, pursuant to Chapter 617, Florida Statutes, and do hereby certify as follows:

ARTICLE I - NAME

The name of the corporation shall be BLUE HERON CORPORATE CENTRE PROPERTY OWNERS' ASSOCIATION, INC. (the "Association"). The principal office of the Association shall be 11001 Danka Way North, Unit 3, St. Petersburg, Florida 33716, or at such other place as the Board of Directors may from time to time designate.

ARTICLE II - PURPOSE

The purpose for this non-profit corporation shall be as follows: to be the "Association" as defined in that certain Blue Heron Corporate Centre Maintenance Agreement ("Agreement") to be recorded in the public records of Pinellas County, Florida, for the maintenance of certain Common Facilities as that term is defined in the Agreement, to serve a complex known as The Blue Heron Corporate Centre ("Development"). All words, phrases and terms used herein shall have the same meanings as attributed to them in the Agreement.

ARTICLE III - MEMBERS

All persons who are owners of parcels within said Development shall automatically be members of this corporation. Such membership shall automatically terminate when such person is no longer owner of a parcel. Membership in the corporation shall be limited to such parcel owners.

Subject to the foregoing, admission to and termination of the membership shall be governed by the Agreement that shall be filed for said Development among the public records of Pinellas County, Florida.

The voting rights of the owners of parcels in said Development shall be as set forth in the Agreement and/or By-Laws.

ARTICLE IV - TERM

The existence of the Association shall be perpetual unless the Association is terminated pursuant to the provisions of the Agreement. In the event of such termination, the Association shall be dissolved in accordance with law.

ARTICLE V - DIRECTORS

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 seven (7) persons. The directors, subsequent to the first Board of Directors, shall be elected at the annual meeting of the membership for a term of one (1) year, or until their successor shall be elected and qualified. Provisions for such election and provisions respecting the removal, disqualification and resignation of directors and for fulfilling vacancies on the directorate, shall be established by the By-Laws.

ARTICLE VI - DIRECTORS AND OFFICERS

The names and mailing addresses of the first Board of Directors and the officers of the Association who shall hold office until their successors are elected and qualified are as follows:

<u>Name</u>	<u>Address</u>	<u>Title</u>
Susan Leonard	5415 Mariner St., Suite 108 Tampa, FL 33609	President
Patrick O'Brien	11001 Danka Blvd. N., Unit 1 St. Petersburg, FL 33716	Vice President
Lisa Smithson	11201 Corporate Circle N. St. Petersburg, FL 33716	Secretary/Treasurer

ARTICLE VII - INCORPORATOR AND SUBSCRIBER

The original incorporator and subscriber of the Articles of Incorporation is JUDY K. HUMBARGER, whose address is 11001 Danka Way North, Unit 3, St. Petersburg, Florida 33716.

ARTICLE VIII - BY-LAWS

The By-Laws of the Association shall be adopted by the Board of Directors. Thereafter, the By-Laws may be amended, altered or rescinded only in accordance with those provisions of the By-Laws and the Agreement relating to amendment.

ARTICLE IX - AMENDMENTS TO ARTICLES OF INCORPORATION

A. The Articles of Incorporation may be amended by the members of the Association at a duly constituted meeting for such purpose; provided, however, that no amendment shall take effect unless approved by the members of the Association present, in person or by proxy at a meeting considering the amendment. Notice of the subject matter of a proposed amendment shall be included in the notice of any meeting at which a proposed amendment is considered.

B. No amendment to the Articles of Incorporation shall be effective until the same has been filed with the Secretary of State of Florida as an amendment to the Articles of Incorporation.

ARTICLE X - POWERS

The Association shall have all the powers set forth in Florida Statute 617.021, and all powers as granted to it by the Agreement.

ARTICLE XI - INDEMNIFICATION

Every director and every officer of the Association shall be indemnified by the Association against all expenses and liabilities, including counsel fees, reasonably incurred by or imposed upon him in connection with any proceeding or the 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, except in such cases wherein the director or officer is adjudged guilty of willful misfeasance or malfeasance in the performance of his duties; provided that in the event of a settlement, the indemnification herein shall apply only when the Board of Directors approves such settlement and reimbursement as being in the best interests of the Association. 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 XII - REGISTERED AGENT, OFFICE AND RESIDENT AGENT

The registered agent and resident agent upon whom service of process may be effected for the Association is JUDY K. HUMBARGER and the registered office is 11001 Danka Way North, Unit 3, St. Petersburg, Florida 33716.

Accepted:


JUDY K. HUMBARGER

IN WITNESS WHEREOF, the Incorporator and Subscriber has executed these Articles of Incorporation on this 29TH day of MAY, 2008.

Signed, sealed and delivered in the presence of:

Joselyn Pickens
Natalie E. Bauman
STATE OF FLORIDA
COUNTY OF PINELLAS

Judy K. Humbarger
JUDY K. HUMBARGER

The foregoing instrument was acknowledged before me this 29th day of May, 2008 by Judy K. Humbarger, who is personally known to me.



Natalie E. Bauman
Notary Public

My Commission Expires: March 22, 2012