

N0800000 7441

(Requestor's Name)

(Address)

(Address)

(City/State/Zip/Phone #)

☐ PICK-UP

☐ WAIT

☐ MAIL

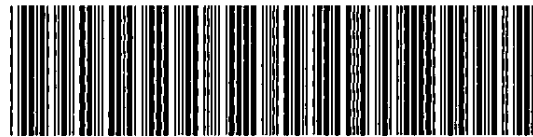
(Business Entity Name)

(Document Number)

Certified Copies \_\_\_\_\_ Certificates of Status \_\_\_\_\_

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Office Use Only



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08/06/08--01013--013 \*\*78.75

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TALLAHASSEE, FLORIDA

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DIVISION OF CORPORATIONS

8/7/08

## ATTORNEYS' TITLE

Requestor's Name

1965 Capital Circle NE, Suite A

Address

Tallahassee, Fl 32308

City/St/Zip

850-222-2785

Phone #

CK ENCLOSED FOR : \$78.75  
CK # 1821

### CORPORATION NAME(S) & DOCUMENT NUMBER(S), (if known):

1- Tippecano Business Park Association, Inc.

2-

3-

4-

☒ Walk-in

☐ Pick-up time ASAP

☒ Certified Copy

☐ Mail-out

☐ Will wait

☐ Photocopy

☐ Certificate of Status

#### NEW FILINGS

<input type="checkbox"/>	Profit
xxx <input checked="" type="checkbox"/>	Non-Profit
<input type="checkbox"/>	Limited Liability
<input type="checkbox"/>	Domestication
<input type="checkbox"/>	Other

#### AMENDMENTS

<input type="checkbox"/>	Amendment
<input type="checkbox"/>	Resignation of R.A., Officer/Director
<input type="checkbox"/>	Change of Registered Agent
<input type="checkbox"/>	Dissolution/Withdrawal
<input type="checkbox"/>	Merger

#### OTHER FILINGS

<input type="checkbox"/>	Annual Report
<input type="checkbox"/>	Fictitious Name
<input type="checkbox"/>	Name Reservation

#### REGISTRATION/QUALIFICATION

<input type="checkbox"/>	Foreign
<input type="checkbox"/>	Limited Partnership
<input type="checkbox"/>	Reinstatement
<input type="checkbox"/>	Trademark
<input type="checkbox"/>	Other

Examiner's Initials    jac

0P16

**ARTICLES OF INCORPORATION**  
**OF**  
**TIPPECANOE BUSINESS PARK ASSOCIATION, INC.**

(A NON-PROFIT FLORIDA CORPORATION)

**ARTICLE I.**

The name of this corporation is TIPPECANOE BUSINESS PARK ASSOCIATION, INC. The initial principal office of the corporation is 3745 Tamiami Trail, Port Charlotte, FL 33952, and the mailing address of the corporation is 3745 Tamiami Trail, Port Charlotte, FL 33952.

**ARTICLE II.**

The purpose for which this corporation is organized is to act as the governing association of TIPPECANOE BUSINESS PARK, located in Charlotte County, Florida, and to operate property owned by the Association. In furtherance of such purposes, this corporation shall have all powers allowed and required by The Florida Not For Profit Corporation Act, and by the Declaration of Covenants and Restrictions for the said Subdivision, which powers shall include, but not be limited to the following:

a. This corporation is the Association or entity responsible for maintenance of the Common Amenities, including the Stormwater Management System of the said Subdivision, which is located in Charlotte County, Florida. As such, this corporation has the power and authority to operate and maintain the said Stormwater Management System, including but not limited to, all lakes, retention areas, culverts and related appurtenances in accordance with any applicable Southwest Florida Water Management District permits and applicable provisions of the Charlotte County Land Development Code. In the event this corporation is dissolved, the property consisting of the Stormwater Management System will be conveyed or dedicated to a similar non-profit organization to assure continued maintenance in perpetuity.

b. The power to own and convey property, subject to applicable provision of the Florida Corporation Act and the Tippecanoe Business Park Declaration of Covenants and Restrictions.

c. The power to establish rules and regulations.

d. The power to assess members and enforce assessments.

e. The power to sue and be sued and appear and defend in all actions and proceedings.

f. The power to contract for services necessary to operate and maintain the Stormwater Management System.

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**ARTICLE III.**

The terms used in these Articles of Incorporation shall have the same definitions and meanings as those set forth in the Declaration of Restrictions and Covenants of Tippecanoe Business Park.

**ARTICLE IV.**

The qualification of members and the manner of their admission shall be as follows: Any person or persons who hold title in fee simple to a Lot in the Tippecanoe Business Park, Charlotte County, Florida, shall by virtue of such ownership be a member of this corporation.

**ARTICLE V.**

This corporation shall exist perpetually.

**ARTICLE VI.**

The names and addresses of the subscribers to these Articles of Incorporation is as follows:

<b><u>NAME</u></b>	<b><u>ADDRESS</u></b>
Bruce Smith	3745 Tamiami Trail Port Charlotte, FL 33952

**ARTICLE VII.**

The affairs of the corporation are to be managed by a Board of Directors, the number of members of which shall be as provided in the Bylaws provided that there shall be not fewer than three and not more than seven. The Directors will be elected each year at the annual meeting of the Association as provided for in the Bylaws, subject to the rights of the Developer and Lot Owners to elect directors as provided in the Tippecanoe Business Park Declaration of Restrictions and Covenants.

**ARTICLE VIII.**

The names of the officers who are to serve until the first election or appointment under the Articles of Incorporation are:

<i>President</i>	-	<i>Bruce Smith</i>
<i>Vice President</i>	-	<i>George Wester</i>
<i>Secretary</i>	-	<i>George Wester</i>
<i>Treasurer</i>	-	<i>Bruce Smith</i>

**ARTICLE IX.**

The number of persons constituting the first Board of Directors shall be three and their names and addresses are as follows:

	<b><u>NAME</u></b>	<b><u>ADDRESS</u></b>
a)	Bruce Smith	3745 Tamiami Trail Port Charlotte, Florida 33952
b)	George Wester	3745 Tamiami Trail Port Charlotte, Florida 33952
c)	Oscar R. Linder	935 Rotunda Circle Rotunda West, Florida 33947

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**ARTICLE X.**

The Bylaws of the corporation are to be made, altered or rescinded by the members of the corporation as provided for in the Bylaws.

**ARTICLE XI.**

Amendments to these Articles of Incorporation may be proposed and adopted at any regular or specially called meeting of the members of the Association by a majority vote of all the members. Due notice of the meeting must have been given as provided for in the Bylaws. Also, the Developer may amend these Articles of Incorporation, and its approval shall be required for amendments, in the manner provided in the Tippecanoe Business Park Declaration of Restrictions and Covenants.

**ARTICLE XII.**

Each lot in Tippecanoe Business Park Subdivision shall have one (1) full vote, which shall be cast by a designated owner as provided for in the Declaration of Restrictions and Covenants or Bylaws. Notwithstanding the foregoing, the initial voting rights shall be as set forth in the Tippecanoe Business Park Declaration of Restrictions and Covenants.

**ARTICLE XIII.**

This corporation reserves the right to amend or repeal any provisions contained in these Articles of Incorporation by a vote of two-third (2/3rd's) of the voting interests of this corporation..

**ARTICLE XIV.**

No part of the net earnings of this corporation shall inure to the benefit of any member or individual, except through the acquisition, construction, management, maintenance, or care of association property or through the rebate of the excess membership dues, fees, or assessments.

IN WITNESS WHEREOF, the undersigned subscriber has executed these Articles of Incorporation this 25 day of July, 2008.

Signed, Sealed and Delivered in the Presence of:

Barbara A. Weaver  
Barbara A. Weaver  
Printed name of first witness

Pamela J. Capistrant  
PAMELA J. CAPISTRANT  
Printed name of second witness

Bruce Smith  
Bruce Smith

State of Florida  
County of Charlotte

The foregoing instrument was acknowledged before me this 25 day of July, 2008, by BRUCE SMITH, who is personally known to me.

My commission expires:

Marie C. Mitchell  
Notary Public  
MARIE C MITCHELL  
Printed Name of Notary

Serial or Commission Number



MARIE C. MITCHELL  
MY COMMISSION # DD 719493  
EXPIRES: September 26, 2011  
Bonded Thru Budget Notary Services

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**CERTIFICATE DESIGNATING A REGISTERED AGENT  
AND REGISTERED OFFICE FOR THE SERVICE OF PROCESS.**

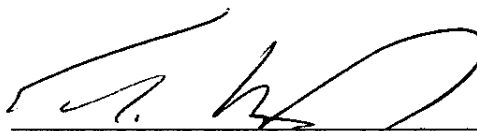
In compliance with Section 48.091, Florida Statutes, the following is submitted:

TIPPECANOE BUSINESS PARK ASSOCIATION, INC., desiring to organize under the laws of the State of Florida with its principal office, as indicated in the Articles of Incorporation at Port Charlotte, County of Charlotte, State of Florida, has designated Edward L. Wotitzky whose street address is 223 Taylor Street, Punta Gorda, Florida 33950, as its agent to accept service of process within this state.

TIPPECANOE BUSINESS PARK ASSOCIATION, INC.

**ACCEPTANCE**

Having been designated as agent to accept service of process for the above-named corporation, at the place stated in this certificate, I hereby agree to act in this capacity and to comply with the provision of said law relative to same.



Edward L. Wotitzky

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