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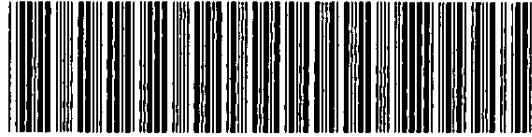
(Business Entity Name)

(Document Number)

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SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

## COVER LETTER

Department of State  
Division of Corporations  
P. O. Box 6327  
Tallahassee, FL 32314

SUBJECT: LEESBURG COMMONS BUSINESS PARK ASSOCIATION, INC.  
(PROPOSED CORPORATE NAME - MUST INCLUDE SUFFIX)

Enclosed is an original and one(1) copy of the Articles of Incorporation and a check for :

☐ \$70.00  
Filing Fee

☐ \$78.75  
Filing Fee &  
Certificate of  
Status

☐ \$78.75  
Filing Fee  
& Certified Copy

☒ \$87.50  
Filing Fee,  
Certified Copy  
& Certificate

**ADDITIONAL COPY REQUIRED**

FROM: LANCE JAMES SAMARDGE  
Name (Printed or typed)

230 MOHAWK ROAD  
Address

CLERMONT, FLORIDA 34715  
City, State & Zip

(352) 242-0073 x203  
Daytime Telephone number

**NOTE: Please provide the original and one copy of the articles.**

**ARTICLES OF INCORPORATION**  
**OF**  
**LEESBURG COMMONS BUSINESS PARK ASSOCIATION, INC.**  
**(A corporation Not-for-Profit)**

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SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

**ARTICLE I**

The name of the Corporation shall be **LEESBURG COMMONS BUSINESS PARK ASSOCIATION, INC.**

**ARTICLE II**

The purpose for which the Corporation is organized is to promote and develop the common good and social welfare of owners of lots or units situated within and upon that certain real property known as LEESBURG COMMONS BUSINESS PARK located at 1703 Talley Box Road, Leesburg, Florida.

Without limiting the generality of the foregoing, the corporation shall have the power to take and hold any property; to administer and enforce covenants, conditions, restrictions, reservations, servitudes, profits, licenses, easements, liens or charges for the support and benefit of the corporation and the welfare of betterment of the owners of the lot or unit aforementioned; to construct, install, extend, operate, maintain, repair and replace systems, services, or other facilities upon or for the benefit of the Common Property of such residents; to own and operate for the benefit and use of such business owners such facilities and equipment as it may deem prudent; to maintain the water retention areas as per the St. John's River Water Management District Permit/Application# 40-069-109290-1.

The powers of this corporation shall include all powers provided for by the laws of the State of Florida.

**ARTICLE III**  
**ADDITIONAL DUTIES AND POWERS**

**Section 1. Duties:** The Association shall operate, maintain and manage the surface water or stormwater management systems in a manner consistent with the St. John's River Water Management District Permit/Application #40-069-109290-1 requirements and applicable District rules, and shall assist in the enforcement of the Declaration of Covenants & Restrictions which relate to the surface water or stormwater management system.

**Section 2. Powers:** 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.

**Section 3. Assessments:** The assessments shall be used for the maintenance and repair of the surface water or stormwater management systems including but not limited to work within retention areas, drainage structures and drainage easements.

**Section 4. Dissolution Language:** 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 in writing by the St. John's River Water Management District prior to such termination, dissolution or liquidation.

**Section 5. Inclusion of other Activities:** Nothing contained in this Article shall prevent the Association from levying and collecting assessment fees for the general maintenance and operation of other activities within Leesburg Commons Business Park.

**Section 6. 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 IV**

**Section 1. Membership:** Every person or entity who is an owner of record of a fee simple interest or undivided fee simple interest in any lot within Leesburg Commons Business Park shall be a member of the Corporation; provided, however, that any such person or entity who holds such interest merely as security for the performance of an obligation shall not be a member.

**Section 2. Voting Rights:** Unit\* Owners shall be entitled to one vote for each unit in which they hold the interest required for membership. When more than one person holds such interest in any unit, all such persons shall be members, and the voter for such unit shall be exercised as they among themselves determine, but in no event shall more than one vote be cast with respect to any one unit.

\*See Declaration, Page 1, for a definition of "Unit".

#### **ARTICLE V**

The Corporation shall have perpetual existence.

#### **ARTICLE VI**

The name and address of the Incorporation is as follows:

Leesburg Commons Business Park Association, Inc..  
Joseph E. Zagame, Sr., Registered Agent  
230 Mohawk Rd.  
Clermont, FL 34715

#### **ARTICLE VII**

The affairs of the Corporation shall be managed by a Board of Directors of not less than one nor more than five members. The Board of Directors shall be elected by the members of the corporation and shall be elected annually. The Board of Directors shall elect or appoint from their number a President, Vice President, Secretary and Treasurer. The duties of the officers shall be prescribed by the By-Laws of the Corporation.

#### **ARTICLE VIII**

The names and addresses of the officers who are to serve until the first election under these Articles of Incorporation shall be:

President:	Joseph Zagame, Sr.
Vice-President:	Joseph E. Zagame, Jr.
Secretary:	Steve Barr
Treasurer:	Jane C. Zagame

#### **ARTICLE IX**

The name and address of the person constituting the initial Members of the Board of Directors of the Corporation and who will serve until the first election are:

1. Joseph Zagame, Sr.
2. Jane Zagame
3. Joseph E. Zagame, Jr.

#### **ARTICLE X**

The By-Laws of the Corporation may be amended, altered, or rescinded by vote of not less than two-thirds (2/3) of the voting interests entitled to vote.

**ARTICLE XI**

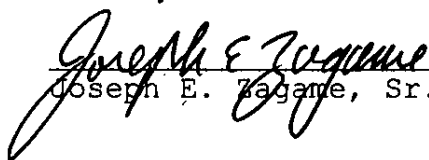
At the sole discretion of a majority (51%) of Class "B" Members\*, any property within a one-mile radius of LEESBURG COMMONS BUSINESS PARK may be subject to these Articles of Incorporation, Covenants and Restrictions, and By-Laws.

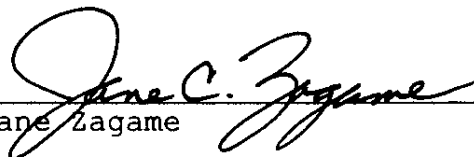
\*See Declaration, Page 5, for a definition of Class "B" Member.

**ARTICLE XII**

The street address of the Initial principal office of the Corporation shall be 230 Mohawk Road, Clermont, Florida 34715 and the name of the initial registered agent of the Corporation at that address is Joseph E. Zagame, Sr. The undersigned is familiar with, and accepts, the obligations attendant upon his appointment as registered agent of the corporation.

**IN WITNESS WHEREOF** the undersigned has subscribed his name to these Articles or Incorporation this { 26 } day of { Aug }, 2008.

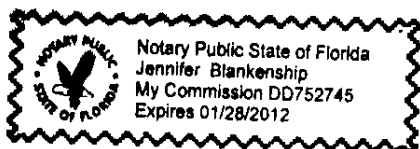
  
Joseph E. Zagame, Sr.

  
Jane Zagame

**STATE OF FLORIDA  
COUNTY OF LAKE**

**BEFORE ME** the undersigned authority, a Notary Public in and for the State of Florida, personally appeared Joseph E. Zagame, Sr., who acknowledged to and before me that he executed the foregoing instrument for the purpose therein expressed.

**IN WITNESS WHEREOF**, I have set my hand and seal at Minneola, Florida and year first above written.

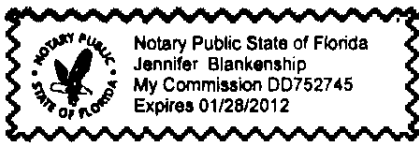


  
Notary Public  
My Commission expires:

**STATE OF FLORIDA  
COUNTY OF LAKE**

**BEFORE ME** the undersigned authority, a Notary Public in and for the State of Florida, personally appeared Jane Zagame, who acknowledged to and before me that he executed the foregoing instrument for the purpose therein expressed.

**IN WITNESS WHEREOF**, I have set my hand and seal at Minneola, Florida and year first above written.



*Jennifer Blankenship*  
\_\_\_\_\_  
Notary Public  
My Commission expires:

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08 AUG 27 PM 3:15  
SECRETARY OF STATE  
TALLAHASSEE, FLORIDA