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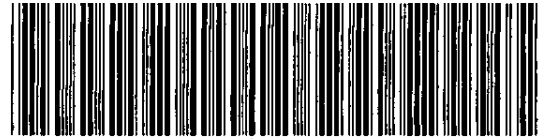
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# KAPLAN LAW FIRM, P.L.

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JEFFREY L. KAPLAN, ATTORNEY  
PETER DISALVO, PARALEGAL

October 2, 2008

Department of State  
Division of Corporations  
Clifton Building  
2661 Executive Center Circle  
Tallahassee, Florida 32301

**RE: *Remington Office Park Condominium Owner's Association, Inc. - Articles of Incorporation***

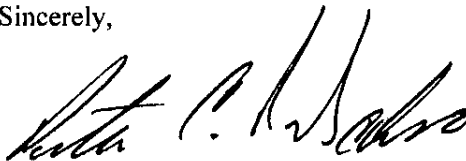
Dear Sir or Madam:

Enclosed are the following:

- Articles of Incorporation of Remington Office Park Condominium Owner's Association, Inc.
- Check No.245 payable to Department of State in the amount of \$70.00 for the filing fees.

Please feel free to contact me should you have questions on the enclosed.

Sincerely,



Peter DiSalvo,  
Paralegal

Enclosures

**ARTICLES OF INCORPORATION  
OF  
REMINGTON OFFICE PARK CONDOMINIUM OWNERS' ASSOCIATION, INC.**

In compliance with the laws of the State of Florida the undersigned hereby associate themselves together for the purpose of forming a corporation not-for-profit under Chapter 617, *Florida Statutes*, and do hereby certify:

**ARTICLE 1.  
NAME**

The name of the Corporation is **REMINGTON OFFICE PARK CONDOMINIUM OWNERS' ASSOCIATION, INC.** and the mailing address of the Corporation is 130 Remington Drive, Unit B, Oviedo, Florida 32765.

**ARTICLE 2.  
DEFINITIONS**

Any terms not defined herein shall have the meaning set forth in the Declaration of Condominium of REMINGTON OFFICE PARK CONDOMINIUM recorded in the Public Records of Seminole County, Florida (the "**Declaration**").

**ARTICLE 3.  
DURATION**

The period of duration of the Corporation is perpetual.

**ARTICLE 4.  
PURPOSE**

- 4.1 Purpose.** The primary purpose of this Association is to create an entity to provide a forum for discussion and communication among the Unit Owners of REMINGTON OFFICE PARK CONDOMINIUM and to facilitate and assure the maintenance and operation of such property as may be subjected to the terms of the Declaration of Condominium of REMINGTON OFFICE PARK CONDOMINIUM pursuant to its terms.
- 4.2 Nonprofit Character of Association.** The Association does not contemplate pecuniary gain or profit, direct or indirect, to its Members. The Association shall make no distributions of income to its Members, Directors or Officers.

**ARTICLE 5.  
POWERS**

To the extent not inconsistent with the powers set forth in the Declaration, the Association shall have all the powers and duties set for in Section 718.111, *Florida Statutes*, and those which are reasonably necessary to operate and maintain the Association including, without limitation, the following:

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- 5.1 To exercise all the powers and privileges and to perform all of the duties and obligations of the Association as set forth in the Declaration of Condominium of REMINGTON OFFICE PARK CONDOMINIUM as recorded in the Public Records of Seminole County, Florida, and as the same may be amended from time to time as therein provided, said Declaration being incorporated herein as if set forth at length.
- 5.2 To establish, collect, and disburse assessments to be used for the maintenance and upkeep of the Common Elements.
- 5.3 To manage, operate, maintain, repair and improve the Common Elements or any property owned by another third party for which the Association by rule, regulation, contract or pursuant to the Declaration of Condominium of REMINGTON OFFICE PARK CONDOMINIUM has a right or duty to provide such services.

#### **ARTICLE 6.** **MEMBERSHIP**

Each Unit Owner as defined in the Declaration of Condominium of REMINGTON OFFICE PARK CONDOMINIUM shall be a Member of the Association. All Members agree to be bound by the terms and provisions of these Articles of Incorporation and such Bylaws and operating procedures as may be promulgated by the Association from time to time.

#### **ARTICLE 7.** **VOTING RIGHTS IN ASSOCIATION**

The Association shall have one class of voting Members. Each Owner shall be a Member and shall be entitled to one (1) vote. When more than one (1) person holds an interest in any Unit, all such persons shall be Members. The vote for such Unit shall be exercised as they determine, but in no event shall more than one (1) vote be cast with respect to such Unit.

#### **ARTICLE 8.** **CUMULATIVE VOTING**

At all elections of Directors of this Corporation, each shareholder shall be entitled to as many votes as shall equal the number of votes which (except for these provisions as to cumulative voting) he would be entitled to count for the election of Directors with respect to his shares and multiplied by the number of Directors to be elected, and he may count all such votes for a single director, or may distribute them among the number to be voted for, or any two or more of them as he may see fit.

#### **ARTICLE 9.** **OFFICERS AND DIRECTORS**

- 9.1 **Bylaws.** The power to adopt, alter or repeal Bylaws shall be vested in the Board of Directors, except where the shareholders specifically provide in any Bylaw made by them that such Bylaws shall not be altered, amended or repealed by the Board.
- 9.2 **Director Conflicts.** Any contract or other transaction between the Corporation and one or more of its directors, a committee, shareholders or employees, in which they are interested, or between the Corporation and any Corporation or association of which one or more of its directors and shareholders, members, directors, officers, or employees, or in which they are interested, shall be

valid for all purposes, notwithstanding the presence of the director or directors at the meeting of the board of the Corporation that acts upon, or in reference to, the contract or transaction; provided, the interested party does not vote or participate in the action; that the interested party discloses his interest before action is taken, and the contract or transaction is fair and reasonable as to the Corporation at the time it is authorized by the board, a committee or its shareholders. This Section shall not be construed to invalidate any contract or other transaction that would otherwise be valid under the common and statutory law applicable to it.

- 9.3 **Indemnification and Related Matters.** The Corporation shall indemnify any Officer or Director, or any former Officer or Director, to the full extent permitted by law.
- 9.4 **Removal of Directors.** At a special meeting of the shareholders called expressly for that purpose, directors may be removed in the manner provided by the Bylaws.
- 9.5 **Amendment of Articles of Incorporation.** The Corporation reserves the right to amend the Articles in any manner now or hereafter permitted by the law, as provided by the Bylaws.

#### **ARTICLE 10. INITIAL DIRECTORS**

The initial Board of Directors shall consist of four (4) Directors. The number of Directors may be either increased or diminished from time to time by the Bylaws, but shall never consist of fewer than three (3) directors. The names and addresses of the initial Directors of this Corporation are:

Terry D. Hagen	130 Remington Drive, Unit A Oviedo, Florida 32765
Deborah D. Hagen	130 Remington Drive, Unit A Oviedo, Florida 32765
Jeffrey L. Kaplan	130 Remington Drive, Unit B Oviedo, Florida 32765
Julie B. Kaplan	130 Remington Drive, Unit B Oviedo, Florida 32765

#### **ARTICLE 11. REGISTERED AGENT/REGISTERED OFFICE**

The name and address of the initial Registered Agent of the Corporation is Jeffrey L. Kaplan, Esq., whose mailing address is 130 Remington Drive, Unit B, Oviedo, Florida 32765.

#### **ARTICLE 12. INCORPORATOR**

The name and address of the person signing these Articles is Jeffrey L. Kaplan, whose mailing address is 130 Remington Drive, Unit B, Oviedo, Florida 32765.

IN WITNESS WHEREOF, the undersigned Incorporator has executed these Articles this October 2, 2008.

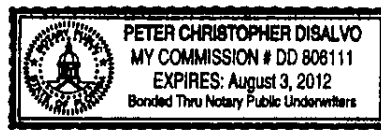
  
JEFFREY L. KAPLAN

STATE OF FLORIDA  
COUNTY OF SEMINOLE

**BEFORE ME**, a notary public authorized to take acknowledgments in the state and county set forth above, personally appeared Jeffrey L. Kaplan known to me and known by me to be the person who executed the foregoing Articles of Incorporation and acknowledged to me that he executed the same freely and voluntarily for the uses and purposes therein expressed.

**WITNESS** my hand and official seal this October 2, 2008.

  
\_\_\_\_\_  
Notary Public



**CERTIFICATE OF ACCEPTANCE BY REGISTERED AGENT**

**JEFFREY L. KAPLAN**, whose address is 130 Remington Drive, Unit B, Oviedo, Florida 32765, is the initial registered agent named in the Articles of Incorporation to accept service of process for **REMINGTON OFFICE PARK CONDOMINIUM OWNERS' ASSOCIATION, INC.**, a corporation organized under the laws of the State of Florida, and hereby accepts such appointment as registered agent at the place designated in this certificate.

**DATED** this October 2, 2008.

  
\_\_\_\_\_  
**JEFFREY L. KAPLAN**

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