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SECRETARY OF STATE
TALLAHASSEE, FLORIDA

EP 12/10/08

Law Offices

Michael Wm Mead, P.A.

24 Walter Martin Road NE, Suite 201
Fort Walton Beach, Florida 32548

Telephone: (850) 243-3135

Facsimile: (850) 244-4849

Michael Wm Mead
Michael W. Mead, Jr.
John S. Mead

Please reply to:
Post Office Box 1329
Fort Walton Beach, FL 32549-1329

December 3, 2008

Corporate Records Bureau
Division of Corporations
Department of State
Post Office Box 6327
Tallahassee, Florida 32314

VIA FEDERAL EXPRESS to:
Department of State, Div of Corps.
Clifton Building
2661 Executive Center Circle
Tallahassee, FL 32301
(850)245-6052

**RE: FWB COMMONS COMMERCIAL CONDOMINIUMS
OWNERS ASSOCIATION, INC.**

Gentlemen:

Enclosed please find the original and one copy each of the Articles of Incorporation and Registered Agent form for filing regarding the above-referenced not-for-profit corporation. Also enclosed please find payment in the sum of \$78.75 that represents the following:

Filing fee	\$ 35.00
Registered agent	35.00
Certified copy	<u>8.75</u>
	\$ 78.75

Please file and return a certified copy to this office at your earliest opportunity. Thank you for your assistance and cooperation in this matter.

Sincerely,


MICHAEL Wm MEAD
MWM/bjg

Enclosures: a/s

ARTICLES OF INCORPORATION
OF
FWB COMMONS
COMMERCIAL CONDOMINIUMS OWNERS ASSOCIATION, INC.

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ARTICLE I. NAME AND ADDRESS

The name of this corporation is FWB COMMONS COMMERCIAL CONDOMINIUMS OWNERS ASSOCIATION, INC., hereinafter referred to as "association". The mailing address of the association shall be 108 Eglin Parkway SE, Fort Walton Beach, Florida 32548.

ARTICLE II. PURPOSE

This corporation is organized for the purpose of providing an entity pursuant to Florida Statutes for the operation of FWB COMMONS, a Commercial Condominium, located in Fort Walton Beach Okaloosa County, Florida, in accordance with the provisions of the Declaration, including, but not limited to, the Association having the responsibility to operate, maintain, and maintain the surface water or storm water management system, in a manner consistent with the applicable Northwest Florida Water Management District Permit Number XXX requirements and applicable district rules, and shall assist in the enforcement of the restrictions and covenants contained therein, as exempted or permitted, and to otherwise fulfill the responsibilities of the Association to the Northwest Florida Water Management District, Okaloosa County, and/or the State of Florida as it may relate to the drainage and surface water or storm water management and landscaping, and further including the assessment and collection of fees to all owners within the association to maintain same, as well as any other common elements.

The Association shall fix, levy, and collect and enforce adequate assessments against members of the Association for the costs of maintenance and operation of the surface water or stormwater management system, and enforce the payment by any lawful means, all charges or assessments pursuant to the terms of the Declaration; to pay all expenses in connection therewith and all office and other expenses incident to the conduct of the business of the association, including all licenses, taxes or governmental charges levied or imposed against the property of the Association, and 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.

In addition to those matters set forth above, the Association is hereby granted the powers to do the following:

- (a) operate and maintain the stormwater management system and the stormwater discharge facility as exempted or permitted by the Florida Department of Environmental Protection, or its successors;
- (b) establish rules and regulations;
- (c) assess members
- (d) contract for services and/or provide the services for operation and maintenance
- (e) provide that if the operating and maintenance entity dies, terminates, or is dissolved, the surface water management system shall be transferred to and maintained by an entity meeting the requirements in paragraphs 12.3.1(a) or (b), and paragraphs 12.3.29(a) and (b)1. through (b)8, of the Northwest Florida Water Management District's *Applicants Handbook Volume I*, prior to its dissolution.

Each unit owner at FWB COMMONS shall be a member of the Association, in accordance with the provisions of Article V of the Declaration of Condominium for FWB COMMONS, a Commercial Condominium.

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ARTICLE III. TERM

The term of the association shall be the life of the condominium, unless the association is terminated by the termination of the condominium in accordance with the provisions of the Declaration.

The Association shall exist in perpetuity. Existence of the Association shall commence with the filing of these Articles of Incorporation with the Secretary of State, Tallahassee, Florida.

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 Rule 40C-41.027, F.A.C., and be approved by the Department of Environmental Protection prior to such termination, dissolution or liquidation.

ARTICLE IV. SUBSCRIBERS

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

Keith L. Rockman 108 Eglin Parkway SE Fort Walton Beach, Florida 32548	Karen Rockman 108 Eglin Parkway SE Fort Walton Beach, FL 32548
------------------------------------------------------------------------------	----------------------------------------------------------------------

Leila J. Evans
24 Walter Martin Road
Fort Walton Beach, FL 32548

ARTICLE V. DIRECTORS

1. The affairs of the association will be managed by a board consisting of the number of directors as shall be determined by the Bylaws, but not less than three (3) directors nor more than seven (7) directors.

2. Directors of the association shall be elected at the annual meeting of the members in the manner determined by the Bylaws. Directors may be removed and vacancies of the Board of Administration shall be filled in the manner provided in the Bylaws.

3. When unit owners other than the developer own fifteen percent (15%) or more of the units within the condominium that will be operated ultimately by the Association, the unit owners, other than the developer, shall be entitled to elect no less than one-third (1/3) of the directors of the Board of Administration of the Association. Unit owners, other than the developer, are entitled to elect not less than a majority of the members of the Board of Directors of the Association:

- a) three (3) years after fifty percent (50%) of the units that will be operated ultimately by the Association have been conveyed to purchasers;
- b) three (3) months after ninety percent (90%) of the units that will be operated ultimately by the Association have been conveyed to purchasers;
- c) when all the units that will be operated ultimately by the Association have been completed, some of them have been conveyed to purchasers, and none of the others are being offered for sale by the developer in the ordinary course of business;

- d) when some of the units have been conveyed to purchasers and none of the others are being constructed or offered for sale by developer in the ordinary course of business; or
- e) seven (7) years after recording of the Declaration of Condominium,

whichever occurs first.

The developer is entitled to elect at least one member of the Board of Administration of the Association as long as the developer holds for sale, in the ordinary course of business, at least five percent (5%) of the units in the condominium operated by the Association. Following the time the developer relinquishes control of the Association, the developer may exercise the right to vote any developer-owned units in the same manner as any other unit owner except for purposes of reacquiring control of the Association or selecting the majority members of the Board of Administration.

Within seventy-five (75) days after the unit owners, other than the developer, are entitled to elect a member or members of the Board of Administration of the Association, the Association shall call, and give not less than sixty (60) day's notice of an election for the members of the Board of Administration. The election shall proceed as provided in the Florida Statutes. The notice may be given by any unit owner if the Association fails to do so. Upon election of the first unit owner, other than the developer, to the Board of Administration, the developer shall forward to the Division the name and mailing address of the unit owner Board member.

f) If the developer holds units for sale in the ordinary course of business, none of the following actions may be taken without approval in writing by the developer:

1. Assessment of the developer as a unit owner for capital improvements.
2. Any action taken by the association, that would be detrimental to the sales of units by the developer; however, an increase in assessments for common expenses without discrimination against the developer shall not be deemed detrimental to the sales of units.

4. The names and addresses of the members of the first Board of Administration who shall hold office until their successors are elected and have qualified, or until removed, are as follows:

Keith L. Rockman	Karen Rockman
108 Eglin Parkway SE	108 Eglin Parkway SE
Fort Walton Beach, Florida 32548	Fort Walton Beach, FL 32548

Leila J. Evans
24 Walter Martin Road
Fort Walton Beach, FL 32548

ARTICLE VI. OFFICERS

The affairs of the association shall be administered by the officers elected by the Board of Administration at its first meeting following the annual meeting of the members of the association, which officers shall serve at the pleasure of the Board of Administration. The names of the officers who shall serve until the Board of Administration designates their successors are as follows:

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President:

Keith L. Rockman
108 Eglin Parkway SE
Fort Walton Beach, Florida 32548

Secretary/Treasurer:

Karen Rockman
108 Eglin Parkway SE
Fort Walton Beach, FL 32548

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ARTICLE VII. BYLAWS

The first Bylaws of the association shall be adopted by the Board of Administration and may be altered, amended or rescinded in the manner provided by the Bylaws.

ARTICLE VIII. AMENDMENTS

Amendments to the Articles of Incorporation shall be proposed and adopted in the following manner:

1. 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.
2. A resolution approving a proposed amendment may be proposed by either the Board of Administration or by the members of the association. Directors and members not present in person or by proxy at the meetings considering the amendment may express their approval in writing, providing such approval is delivered to the secretary at or prior to the meeting.
3. Approval of an amendment must be by not less than sixty-six and two-thirds percent (66-2/3%) of the votes of the Board of Administration of the association or by not less than sixty-six and two-thirds percent (66-2/3%) of the votes of the entire membership of the association.
4. No amendments shall make any changes in the qualification for membership or the voting rights of members.
5. A copy of each amendment shall be certified by the Secretary of State and recorded in the Public Records of Okaloosa County, Florida.

ARTICLE IX. RESIDENT AGENT

The association has named KEITH L. ROCKMAN, whose address is 108 Eglin Parkway SE, Fort Walton Beach, (Okaloosa County) Florida 32548, as its resident agent to accept service of process within the State.

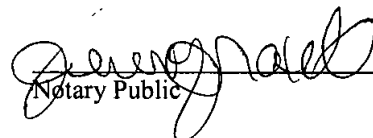

Keith L. Rockman

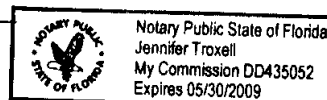

Karen Rockman


Leila J. Evans

STATE OF FLORIDA
COUNTY OF OKALOOSA

The foregoing instrument was acknowledged before me this 25th day of NOVEMBER, AD 2008, by KEITH L. ROCKMAN, who is personally known to me and he did not take an oath.

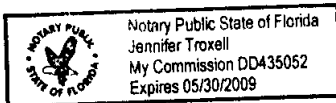

Notary Public



Print name: _____
My Commission Expires: _____

STATE OF FLORIDA
COUNTY OF OKALOOSA

The foregoing instrument was acknowledged before me this 25th day of November,
AD 2008, by KAREN ROCKMAN, who is personally known to me and she did not take an
oath.

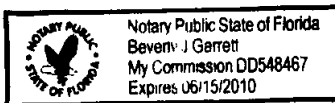


Jennifer Troxell
Notary Public
Print name: _____
My Commission Expires: _____

STATE OF FLORIDA
COUNTY OF OKALOOSA

The foregoing instrument was acknowledged before me this 25th day of November,
2008, by: LEILA J. EVANS who is personally known to me and she did not take an oath.

Beverly J. Garrett
Notary Public
Print name: _____
My Commission Expires: _____

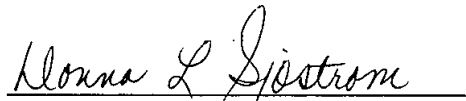


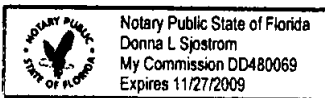
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OATH OF RESIDENT AGENT

I, KEITH L. ROCKMAN, having been named to accept service of process for FWB COMMONS COMMERCIAL CONDOMINIUMS OWNERS ASSOCIATION, INC., at 108 Eglin Parkway SE, Fort Walton Beach, (Okaloosa County) Florida 32548, hereby accept to act in this capacity and agree to comply with the provisions of said act relative to keeping open said office.


KEITH L. ROCKMAN


Notary Public
Print name: _____
My Commission Expires: _____



- ☒ Personally known to me
☐ Produced _____ as identification

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