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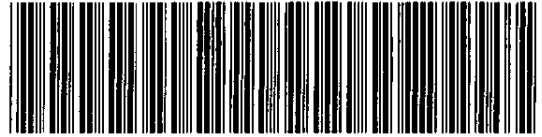
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TALLAHASSEE, FLORIDA

B. McKnight APR 21 2009

André Hickman  
President

## Space Port U.S.A., Inc.

PO Box 941618 • Maitland, FL 32794

Ph: (407) 629-1688  
Fax: (407) 629-9192

April 15, 2009

Department of State  
Division of Corporations  
New Filings  
P.O. Box 6327  
Tallahassee, Florida 32314

RE: New Filing; I-4 Industrial Park 6<sup>th</sup> Section Property Owners' Association, Inc.

Dear Sir/Madam:

Enclosed, please find Articles of Incorporation for I-4 Industrial Park 6<sup>th</sup> Section Property Owners' Association, Inc., a not-for-profit corporation, for filing with your office. I have also enclosed two copies of the Articles for your convenience.

Additionally, enclosed you will find a check, made payable to the Secretary of State in the amount of \$78.75, representing the required filing fee and certified copy charge.

Please return the certified copy and any correspondence regarding this matter to me at my office address as indicated above. If you would like to reach me by telephone, please feel free to call me at (407) 629-1618.

Thank you for your assistance with this matter.

Sincerely,

SPACE PORT U.S.A., INC.



Paul M. Sills  
General Counsel

PMS/pms  
enclosures

**ARTICLES OF INCORPORATION  
OF  
I-4 INDUSTRIAL PARK 6TH SECTION  
PROPERTY OWNERS' ASSOCIATION, INC.**

The undersigned Incorporator, a natural person competent to contract, hereby forms a corporation under the laws of the State of Florida pursuant to the provisions of the Florida Not-For-Profit Corporation Act.

**ARTICLE I  
CORPORATE NAME AND PRINCIPAL OFFICE**

The name and initial principal office address of this corporation are:

**I-4 INDUSTRIAL PARK 6TH SECTION  
PROPERTY OWNERS' ASSOCIATION, INC.  
1801 Lee Road, Suite 200  
Winter Park, Florida 32789**

The mailing address of this corporation is:

Post Office Box 941618  
Maitland, Florida 32794

The corporation shall hereafter be referred to within this document as the "Association".

**ARTICLE II  
PURPOSE**

The purposes for which this Association is formed are as follows:

- (a). To perform all of the lawful acts and duties which are normally performed by a duly incorporated, not for profit, property owners' association as to the real property known as I-4 Industrial Park 6th Section, to be recorded in the Public Records of Seminole County, Florida, hereinafter referred to as the "Property", and to perform all acts and duties as set forth in these Articles of Incorporation, duly formed Bylaws and the Declaration of Covenants, Conditions and Restrictions of I-4 Industrial Park 6th Section, to be recorded in the Public Records of Seminole County, Florida, as well as those acts incidental to the exercise of such acts and duties including, without limitation, the following:

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- (1). preservation and maintenance of all COMMON AREAS as designated on the recorded plat of the PROPERTY, including but not limited to, any and all swales, berms, drainage areas, drainage easements, utility easements and retention areas located within the COMMON AREAS;
- (2). inspection of all swales, berms, drainage areas, drainage easements, utility easements and retention areas lying within individually owned Lots as shown on the recorded plat of the PROPERTY; and
- (3). To enforce all owners' covenants including, without limitation, covenants regarding the preservation and maintenance of any drainage and retention areas and any drainage and utility easements lying within individually owned Lots within the Property; and
- (4). To administer and operate the property for the best interests of the Property and the Lot owners; and
- (5). To establish and collect assessments from the members of the Association in order to accomplish its objectives.

### **ARTICLE III**

#### **QUALIFICATION OF MEMBERS AND MANNER OF ADMISSION**

**SECTION 1.** All persons or entities owning a present vested interest, evidenced by an instrument properly recorded in the Public Records of Seminole County, Florida, in the fee simple title to any Lot, shall automatically be members of the Association. Any such membership shall automatically terminate when a person or entity no longer owns such an interest. This Association shall be "non-stock" and it will not issue shares of stock, however, membership interests may be reflected in an appropriate certificate of membership.

**SECTION 2.** Owners of each Lot shall be entitled to vote as members of the Association as stated in the Declaration of Covenants, Conditions and Restrictions of I-4 Industrial Park 6th Section, to be recorded in the Public Records of Seminole County, Florida.

### **ARTICLE IV**

#### **POWERS AND DUTIES OF THE ASSOCIATION**

**SECTION 1.** The Association shall have all of the powers granted by law to a Florida not for profit corporation, subject only to the limitations imposed by these Articles of Incorporation, the duly formed Bylaws of the Association and the Declaration of Covenants, Conditions and Restrictions of I-4 Industrial Park 6th Section. The Association's powers shall specifically include, without limitation, the power to collect assessments from members of the

Association in accordance with and for the purposes designated in these Articles of Incorporation, duly formed Bylaws of the Association and the Declaration of Covenants, Conditions and Restrictions of I-4 Industrial Park 6th Section, such purposes specifically including, without limitation, the use of assessments to pay the costs of operating, maintaining and repairing the surface water and storm water management systems including, without limitation, operation, maintenance and repair of retention areas, drainage structures and drainage easements.

**SECTION 2.** The Association shall be charged with all of the duties imposed by law upon Florida not for profit corporations, these Articles of Incorporation, duly formed Bylaws of the Association and the Declaration of Covenants, Conditions and Restrictions of I-4 Industrial Park 6th Section, specifically including, without limitation, the duty to operate, maintain and manage the surface water and storm water management systems located on the Property in a manner consistent with the requirements of the applicable St. Johns River Water Management District Permit and related District rules, and shall assist in the enforcement of the restrictions and covenants contained in these Articles of Incorporation, duly formed Bylaws of the Association and the Declaration of Covenants, Conditions and Restrictions of I-4 Industrial Park 6th Section.

## **ARTICLE V**

### **TERM OF EXISTENCE**

Existence of the Association shall commence with the filing of these Articles of Incorporation with the Secretary of State of the State of Florida and the Association shall exist thereafter in perpetuity unless dissolved according to law.

## **ARTICLE VI**

### **MANAGEMENT AND ELECTION OF OFFICERS AND DIRECTORS**

**SECTION 1.** The affairs and property of the Association shall be managed and governed by a Board of Directors which shall be composed initially of three (3) members.

**SECTION 2.** Directors shall be elected in accordance with these Articles of Incorporation, duly formed Bylaws of the Association and the Declaration of Covenants, Conditions and Restrictions of I-4 Industrial Park 6th Section, at the regular annual meeting of the membership of the Association.

**SECTION 3.** All officers shall be elected by the Board of Directors, in accordance with these Articles of Incorporation, duly formed Bylaws of the Association and the Declaration of Covenants, Conditions and Restrictions of I-4 Industrial Park 6th Section. The Board of Directors shall elect a President, Vice President, Secretary, Treasurer and such other officers as the Board shall deem desirable.

**ARTICLE VII**  
**BOARD OF DIRECTORS**

The names and addresses of the members of the initial Board of Directors are as follows:

ANDRE' F. HICKMAN  
Post Office Box 941618  
Maitland, Florida 32794

PAUL M. SILLS  
Post Office Box 941618  
Maitland, Florida 32794

JOSIANE WARD  
Post Office Box 941618  
Maitland, Florida 32794

The initial directors shall be appointed for terms of three years. Successor directors shall be elected by the members of the Association for terms of two years at the annual meeting of the Association.

**ARTICLE VIII**  
**INITIAL OFFICERS**

The initial officers of the Association shall be elected by the Board of Directors at the organizational meeting of this Association. The initial officers shall serve until the first annual meeting of the Board of Directors, following which the officers shall serve at the discretion of the Board of Directors.

**ARTICLE IX**  
**INDEMNITY**

The Directors and Officers of the Association shall be indemnified by the Association as to all liabilities incurred or imposed upon them, including reasonable attorney's fees, as a result of their being a Director and/or Officer of the Association, whether or not such Director and/or Officer shall be serving the Association at the time the liabilities are incurred or imposed. In the event such a claim is settled, in order for the indemnity provided herein to be enforceable, the Board of Directors shall vote favorably upon such settlement. The Association is authorized hereby to purchase insurance coverage, at its discretion, for Directors and Officers for any claims or obligations which arise from their being Directors and/or Officers of the Association. This indemnity shall not apply, and any Director and/or Officer of the Association benefitting from this indemnity shall be obligated to repay all indemnity funds paid by the Association, if such Director and/or Officer shall be determined to have acted with gross negligence or willful misconduct.

**ARTICLE X**  
**BY-LAWS**

By-Laws for the Association shall initially be adopted by the initial Board of Directors. The By-Laws of the Association may be altered, amended or rescinded as set forth in said By-Laws.

**ARTICLE XI**  
**DISSOLUTION OF THE ASSOCIATION**

In the event of the termination, dissolution or final liquidation of the Association, the responsibility for the operation and maintenance of the surface water and storm water management systems 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. Johns River Water Management District prior to such termination, dissolution or liquidation.

**ARTICLE XII**  
**AMENDMENT TO ARTICLES OF INCORPORATION**

These Articles of Incorporation may be amended by a seventy-five (75%) vote of the qualified members of the Association at a duly noticed member meeting, by executing a written instrument specifying the changes and recording said instrument in the Public Records of Seminole County, Florida; provided, however, in no event shall any amendment be made to these Articles of Incorporation without the prior written consent of Developer, as defined in the Declaration of Covenants and Restrictions, during such time as Developer shall continue to own any Lot on the Property.

**ARTICLE XIII**  
**REGISTERED OFFICE AND AGENT**

Until a successor is named by the Board of Directors, the Registered Agent of the Association and its registered office shall be:

ANDRE' F. HICKMAN  
1801 Lee Road, Suite 200  
Winter Park, Florida 32789

**ARTICLE XIV**  
**NON FOR PROFIT STATUS**

**SECTION 1.** No part of the net earnings of the Association shall inure to the benefit of any individual or member.

**SECTION 2.** No person, firm or corporation shall ever receive any dividends or profits from the undertakings of this Association, and none of the assets of the Association will be distributed to any member, officer or director or trustee of the Association. Upon dissolution of this organization, all of its assets remaining after payment of all costs and expenses of such dissolution shall be distributed to an organization or organizations which have qualified for an exemption under Section 501(c)(3) of the Internal Revenue Code, or to the Federal Government, or to a state or local government, for a public purpose.

**ARTICLE XV**  
**INCORPORATOR**


The name and address of the Incorporator of these Articles of Incorporation is:

ANDRE' F. HICKMAN  
Post Office Box 941618  
Maitland, Florida 32794

IN WITNESS WHEREOF, I, the undersigned subscribing incorporator, have hereunto set my hand and seal, this 15<sup>th</sup> day of April, 2009, for the purpose of forming this corporation, not for profit, under the laws of the State of Florida.

  
\_\_\_\_\_  
Witness

Paul M. Sills  
\_\_\_\_\_  
Witness Name Printed

  
\_\_\_\_\_  
Witness

Susan Luther  
\_\_\_\_\_  
Witness Name Printed

  
\_\_\_\_\_  
ANDRE' F. HICKMAN

**THIS SPACE INTENTIONALLY LEFT BLANK**



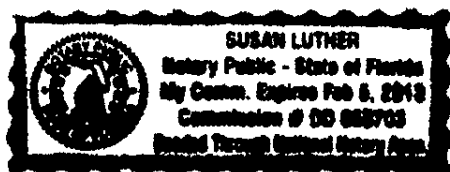
STATE OF FLORIDA     }  
COUNTY OF ORANGE    }

BEFORE ME, an officer duly authorized to take oaths and acknowledgments, personally appeared, **ANDRE' F. HICKMAN**, who is personally known to me or who has provided \_\_\_\_\_ as proof of his identity, and who, after being duly sworn, under oath, deposed and stated that he executed the foregoing instrument freely and voluntarily.

April SWORN TO AND SUBSCRIBED before me on this the 15<sup>th</sup> day of \_\_\_\_\_, 2009.

SEAL

Susan Luther  
Notary Public, State of Florida



ACCEPTANCE BY REGISTERED AGENT

The undersigned hereby accepts the appointment as Registered Agent of **I-4 INDUSTRIAL PARK 6th SECTION PROPERTY OWNERS' ASSOCIATION, INC.**, which is contained in the foregoing Articles of Incorporation.

Andre' F. Hickman  
ANDRE' F. HICKMAN, Registered Agent

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