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Division of Corporations **Electronic Filing Cover Sheet**

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To:

Division of Corporations

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From:

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Account Number : I2000000147 Phone : (954)764-0005

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FLORIDA PROFIT/NON PROFIT CORPORATION FAMCO Building Owners Association, Inc.

Certificate of Status	1
Certified Copy	1
Page Count	14
Estimated Charge	\$87.50

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ARTICLES OF INCORPORATION OF

2010 JAH -7 A 11: 25

FAMCO BUILDING OWNERS ASSOCIATION, INC.

SECRETARY OF STATE. ALLAHASSEE, FLORID

The undersigned hereby associate themselves together for the purpose of becoming incorporated under the laws of the State of Florida applicable to corporations not for profit and with the powers hereinafter set forth:

ARTICLE I - NAME

The name of this corporation shall be FAMCO BUILDING OWNERS ASSOCIATION, INC., and its principal place of business shall be: 5404 NW 36th Avenue, Suite "A", Fort Lauderdale, FL 33309-4100.

The corporation is sometimes referred to as "Association".

ARTICLE II - TERM OF EXISTENCE

The term of this corporation is perpetual.

ARTICLE III - NATURE OF BUSINESS

This corporation may engage in any activity or business permitted under the laws of the United States and the State of Florida, including specifically that permitted by Chapter 617, Florida Statutes; provided this corporation may not engage in any activity for profit.

ARTICLE IV - PURPOSE

The purpose of this corporation is to provide the members with an organization for the operation and management of the improved property which is known as the Common Area located in Broward County, Florida, and more particularly described as follows:

See Exhibit "A" attached hereto.

The corporation shall have the following powers: The Association shall have all of the common law and statutory powers of a corporation not for profit which are not in conflict with the By-Laws of said corporation.

ARTICLE V - MEMBERS

The record owners, from time to time, of the BUILDINGS, more particularly described as follows:

See Legal Description of BUILDINGS attached hereto as Exhibit "B"

ARTICLE VI - DIRECTORS

The number of directors constituting the initial Board of Directors shall be two (2) persons. The names and addresses of each person serving on the initial Board of Directors are as follows:

NAME:

ADDRESS:

EDWARD CARLISLE III

5404 NW 36th Avenue, Suite "A", Fort Lauderdale, FL

33309-4100

LEE YOUNG

5404 NW 36th Avenue, Suite "A", Fort Lauderdale, FL

33309-4100

Directors shall be elected annually by the members as provided in the Bylaws of the corporation.

ARTICLE VII - MANAGEMENT OF CORPORATION BY INITIAL OFFICERS

The following initial officers shall manage the affairs of the corporation and such officers shall be selected or appointed for a term of one (1) year, or until such time as the Bylaws may provide:

President:

EDWARD CARLISLE, III

Vice-President:

LEE YOUNG

Secretary:

LEE YOUNG

ARTICLE VIII - INDEMNIFICATION

Every Director and every officer of the corporation shall be indemnified by the Association against all expenses and liabilities, including counsel fees reasonably incurred by or imposed upon him or her in connection with any proceedings to which he or she may be a party or in which he or she may become involved, by reason of his or her being or having been a Director or officer of the Association, or any settlement thereof, whether or not he or she is a Director or officer at the time such expenses are incurred, except in such cases wherein the Director or officer is adjudged guilty of willful misfeasance or malfeasance in the performance of his or her duties; provided, that in the event of a settlement, the indemnification herein shall apply only when the Board of Directors approves such settlement and reimbursement as being for the best interests of the Association. The foregoing right of indemnification shall be in addition to and not exclusive of all other rights to which such Director or officer may be entitled.

ARTICLE IX - BYLAWS

The Directors of the corporation shall have the right to make and adopt such Bylaws as they shall deem proper and advisable and such Bylaws shall be made, altered or

rescinded upon a unanimous vote of all of the Board of Directors at any regular or special Board of Directors meeting of the corporation called for that purpose.

ARTICLE X - AMENDMENT TO THE ARTICLES OF INCORPORATION OR BYLAWS

No amendment may be made to these Articles of Incorporation or Bylaws without the unanimous consent of the Building Owners, there being one vote for each BUILDING.

ARTICLE XI - SUBSCRIBERS

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

NAME:

ADDRESS:

EDWARD CARLISLE, III 5404 NW 36th Avenue, Suite "A", Fort Lauderdale, FL

33309-4100

LEE YOUNG

5404 NW 36th Avenue, Suite "A", Fort Lauderdale, FL

33309-4100

ARTICLE XII - REGISTERED OFFICE AND AGENT

The street address of the initial registered office of this corporation is 5404 NW 36th Avenue, Suite "A", Fort Lauderdale, FL 33309-4100, and the name of the initial registered agent of this corporation at the address given above is: EDWARD CARLISLE, III.

The undersigned states that he is familiar with and accepts the duties and responsibilities as registered agent.

EDWARD CARLISLE, III

IN WITNESS WHEREOF, WE, the undersigned, being the original incorporators of the foregoing corporation, do hereby certify that the foregoing constitutes the proposed Articles of Incorporation of FAMCO BUILDING OWNERS ASSOCIATION, INC., a Florida not for profit corporation, and we hereby declare and certify that the statements herein stated are true.

EDWARD CARLISLE, III

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STATE OF FLORIDA

COUNTY OF BROWARD

I HEREBY CERTIFY that this day in the me, an officer duly authorized and act all, to me well known to me to be the inforegoing instrument, and acknowledged instrument for the purposes and reknown to me or produced valid of	ing, persona ndividual des ged then and reasons set d	Ily appeared E scribed in and void there before a but therein; that	DWARD CARLIS who executed the me that he execu t he is pers	SLE, outed onally
			_	
WITNESS my hand and official seal th	nis <u> </u>	of January	, 2010.	
Kistine Shepad	(SEAL)		1	
Notary Public	•			
My Commission Expires:		Notary My Com	RISTINA L. SHEPARD Public - State of Florida mission Expires Jun 7, 2011 mission # 00 683255	

STATE OF FLORIDA

COUNTY OF BROWARD

I HEREBY CERTIFY that this day in the next above named State and County, before me, an officer duly authorized and acting, personally appeared LEE YOUNG, to me well known to me to be the individual described in and who executed the foregoing instrument, and acknowledged then and there before me that he executed said instrument for the purposes and reasons set out therein; that he is ____ personally known to me or produced valid driver's license as identification.

WITNESS my hand and official seal this _______, 2010

(SEAL)

Notary Public

My Commission Expires:



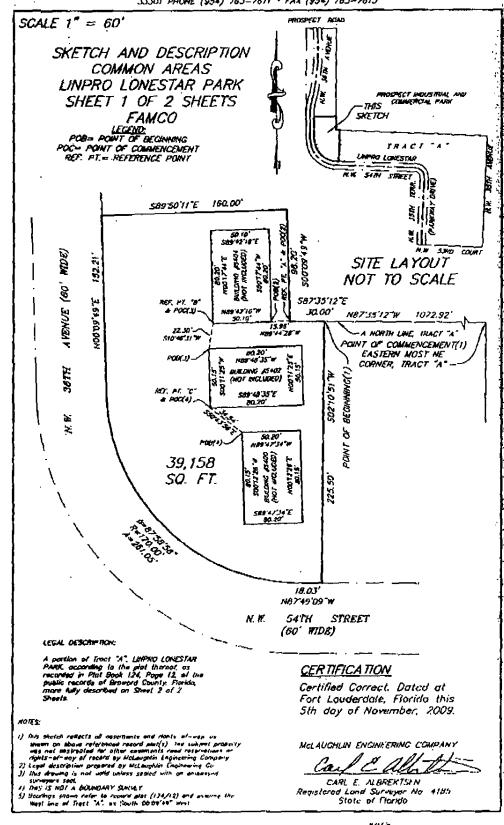
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EXHIBIT "A" COMMON AREA SKETCH AND DESCRIPTION

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ENGINEERING - SURVEYING + PLATTING + LAND PLANNING 400 N.E. Jrd AVENUE ("ORT LAUDERDALE, FZCADA 33301 PHONE (954) 763-7611 + FAX (954) 763-7615



PIELD HOOK NO. ___.

JOH ORDER NO U 5503

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CHECKED BY. CA

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ENCINEERING * SURVETING * PLATTING * LAND PLANNING 400 N.E. 3rd AVENUE FORT LAUDERDALE, FLORIDA 33301 PHONE (994) 763-7611 " FAX (954) 763-7615

SKETCH AND DESCRIPTION COMMON AREAS LINPRO LONESTAR PARK SHEET 2 OF 2 SHEETS **FAMCO**

LEGAL DESCRIPTIONS

A portion of Tract "A". LINPRO LONESTAR PARK, according to the plot thereof, as recorded in Plot Book 124, Page 12, of the public records of Broward County, Florida, more particularly described as follows:

Commencing (1) at the Easternmost Northeast corner of said plat; hence North Canmencing (1) at the Eastermost Northeast Corner of Said pict, hence North BRT35'12" West, along the North line of Tract "A", a distance of 1072-92 feet to the Point of Beginning (1): thence South 0270'51" West, a distance of 225.50 feet to a point on the Northerty Right-of-Way line of a 60.00 foot wide Ingress, Egress and Utility Easament as recorded in Official Records Book 12652, Page 518 of the Public Records of Broward County, Florida, thence along the Northerty and Easterly Right—of-Way like of said 60.00 foot wide Ingress, Egress and Utility Easement the following three (3) courses and distances: 1) North 8749'09" West, a distance of 18.03 leet to the beginning of a tangent curve concave to the Northeast; 2) thence Northwasterly, along the orc of said curve, hoving a radius of 170.00 feet, a delta of 8758'55", an arc distance of 251.05 feet to a Point of Tangency; 3) thence North 00'09'49" East, a distance of 152.21 feet; thence South 89'50'11" East, a distance of 160.00 fast to an Intersection with an East line of said Tract A": thence South 00'09'49" West, along soid East line, a distance of 96.20 fact to an intersection with a North line of soid Tract "A" and a Reference Point "A"; thence South 87'35'12" East, along said North line, a distance of 30.00 feet to the Point of Baginning (1).

LESS THE FOLLOWING THREE (3) BUILDING PARCELS:

BUILDING 85404: Commencing (2) at the aforementioned Reference Point "A": thance North 89'44'28" Wast, a distance of 15.96 foot to the Point of Beginning (2): thence North 89'42'16" West, a distance of 50.10 feet to a Reference Point "B"; thence North 00'17'44" East, a distance of 80.20 feet; thence South 89'42'16" East, a distance of 50.10 feet; thence South 89'42'16" East, a distance of 50.10 feet; thence South 00'17'44" Wast, a distance of 80.20 feet to the Point of Beginning (2).

8UH DING_15402; Commencing (3) at the aforementioned Reference Point "B"; thence South 10'46'31" West, a distance of 23.30 feet to the Point of Beginning (3); thence South 00'11'25" West, a distance of 50.15 feet to a Reference Point "C"; thence South 8948'J5" East, a distance of 80.20 feet: thence North 0011'25" East, a distance of 50.15 feet: thence North 89'48'J5" Wast, a distance of 80.20 feet to the Point of Beginning (3).

<u>BUILDING 55400</u>: Commencing (4) at the aforementioned Reference Point "C"; thence South 50'43'56" East, a distance of 34.54 feet to the Point of Beginning (4); thence South 00'12'26" West, a distance of 80.15 feet; thence South 89'47'34" East, a distance of 50.20 feet; thence North 00'12'26" East, a distance of 80.15 feet; thence North 89°47'34" Wast, a distance of 50.20 fact to the Point of Beginning (4).

Seld lands situate, lying and being in the City of Fort Lauderdale, Broward County, Florida and containing 39,158 square feet or 0.8989 acres, more or less,

CERTIFICATION

Certified Correct, Dated at Fort Lauderdale, Florida this 5th day of November, 2009.

II This strateb reflects of payements and rights of suggetting this stated extents of cosmics and rights of way to show or debated for eather system on above referented faced shrifts, the subject property was that districted for other experients roug reservations or rights—bit—any of record by McLeighth Engineering Company Legal distriction propered of McLeighth Engineering Confidence in the strongs is not will unless against with an employed that weight what will unless against the employed that will be subjected that the subject is not a BOUNDARY SURVEY.

Begings them refer to report just (124/12) and systems the Wast has of first "A", or South ODD 197 Mc.(...

MCLAUGHLIN	ENGINEERING	COMPANY

CARL E. ALBREKTSEN Registered Land Surveyor No. 4185 State of Florida.

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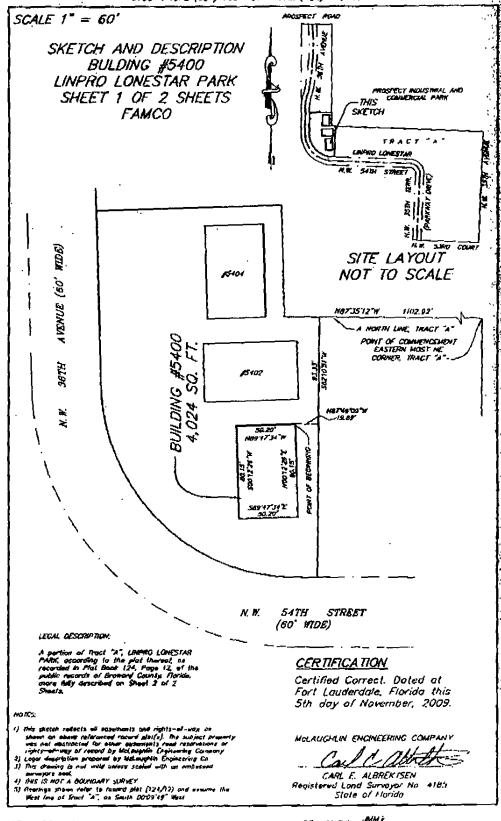
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EXHIBIT "B" INDIVIDUAL BUILDING SKETCHES AND DESCRIPTIONS

ENGINEERING * SURVEYING * PLATTING * LAND PLANNING 400 N.E. Jrd AVENUE FORT LAUDERDALE FLORIDA 33301 PHONE (954) 763-7611 * FAX (954) 76J-7615



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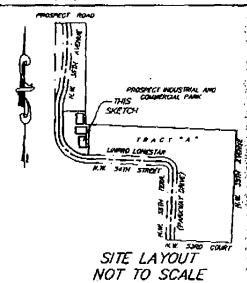
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ENGINEERING * SURVEYING * PLATTING * LAND PLANNING 400 N.E. 3-d AVENUE FORT LAUDERDALE, FLORIDA 33301 PHONE (954) 763–7611 * FAX (954) 763–7615

SKETCH AND DESCRIPTION BULDING #5400 LINPRO LONESTAR PARK SHEET 2 OF 2 SHEETS FAMCO



LEGAL DESCRIPTION:

A portion of Tract "A". LINPRO LONESTAR PARK, according to the plat thereof, as recorded in Plat Book 124, Page 12, of the public records of Broward County, Florida, mare particularly described as follows:

Commencing at the Easternmost Northeast corner of said plat; hence North 8735'12" West, along the North line of Tract "A", a distance of 1072.92 feet; thence South NEST, Gong the Norm line of 17051 A. a distance of 107.292 feet; thence South 0270'51" West, a distance of 93.33 feet; thence North 89'47'34" West, a distance of 19.89 feet to the Point of Beginning; thence North 89'47'34" West, a distance of 50.20 feet; thence South 00'12'26" West, a distance of 80.15 feet; thence South 89'47'34" East, a distance of 50.20 feet; thence North 00'12'26" East, a distance of 80.15 feet to the Point of Beginning.

Sold lands situate, lying and being in the City of Fort Lauderdale. Broward County, Florida and containing 4,024 square feet or 0.0924 acros, more or loss.

CERTIFICATION

Certified Correct. Dated at Fort Lauderdale, Florida this 5th day of November, 2009.

- US IS MOT A WOODDARY SURVEY.
- Bearings whom refer to report plot (124/12) and assume the West line of Truet "A", as South 00'09'49" West.

MELAUCHLIN ENGINEERING COMPANY

CARL E. ALBHEKISEN Registered Lond Surveyor No. 4183 State of Florido

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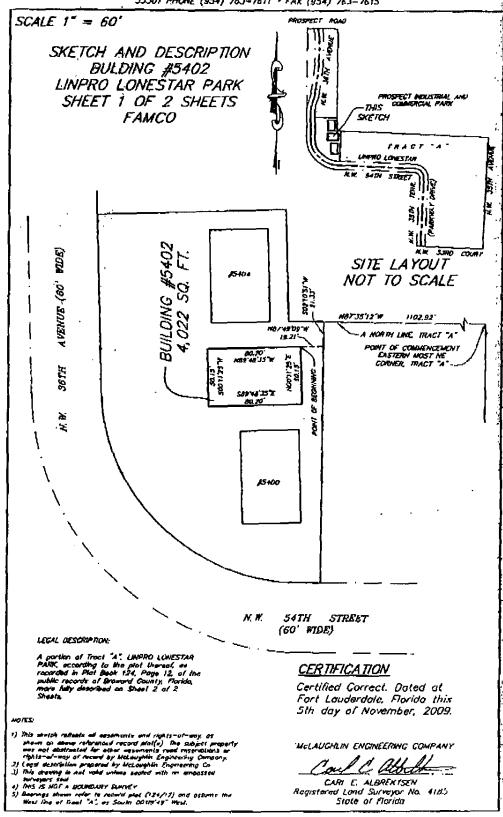
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ENGINEERING * SURVEYING * PLATTING * LAND PLANNING 400 N.E. 3rd AVENUE FORT LAUDERDALE, FLORIDA 33301 PHONE (954) 763-7611 * FAK (954) 763-7615



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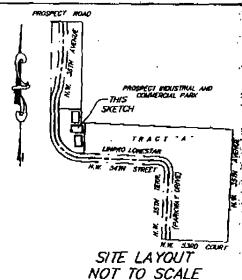
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MULAUGHLIN ENGINEERING COMPANY LB#285

ENGINEERING * SURVEYING * PLATTING * LAND PLANNING 400 N.E. 3rd AVENUE FORT LAUDERDALE, FLORIDA 33301 PHONE (954) 763-7611 * FAX (954) 763-7615

SKETCH AND DESCRIPTION
BULDING #5402
LINPRO LONESTAR PARK
SHEET 2 OF 2 SHEETS
FAMCO



LEGAL DESCRIPTION:

A portion of Tract "A", LINPRO LONESTAR PARK, according to the plat thereof, as recorded in Plat Book 124, Page 12, of the public records of Broward County, Florida, more particularly described as follows:

Commencing at the Easternmost Northeast corner of said plat; hence North 87'35'12" West, along the North line of Tract "A", a distance of 1072.92 feet; thence South 02'10'51" West, a distance of 21.33 feet; thence North 87'49'09" West, a distance of 19.21 feet to the Point of Beginning: thence North 89'48'35" West, a distance of 80.20 feet; thence South 00'11'25" West, a distance of 50.15 feet; thence South 89'48'35" East, a distance of 80.20 feet; thence North 00'11'25" East, a distance of 50.15 feet to the Point of Beginning.

Said lands situate, tying and being in the City of Fort Lauderdale, Broward County, Florida and containing 4,022 square feet or 0.0923 acres, more or less.

CERTIFICATION

Certified Correct. Dated at Fort Lauderdala, Florida this 5th day of November, 2009.

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Bearings those refer to record plot (124/12) and assume the Wast fine of Proct "4", as South 00135'49" Nest.

MICLAUGHLIN ENGINEERING COMPANY

CARL E. ALBREKISEN
Requitered Land Surveyor No. 4185
Stole of Florida

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ENCINEERING * SURVEYING * PLAYING * LAND PLANNING 400 N.C. 3rd AVENUE FORT LAUDERDALE, FLORIDA 33301 PHONE (954) 763-7611 * FAX (954) 763-7615

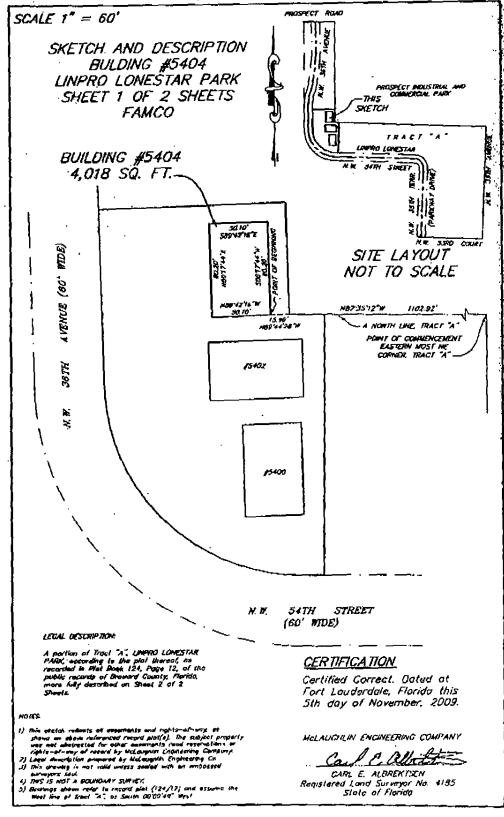


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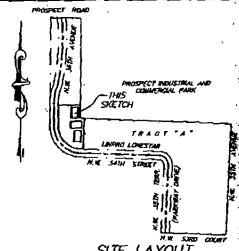
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ENGINEERING * SURVEYING * PLATTING * LAND PLANNING 400 N.E. 3rd AVENUE FORT LAUDERDALE, FLORIDA 33301 PHONE (954) 763-7611 * FAX (954) 763-7615

SKETCH AND DESCRIPTION BULDING #5404 LINPRO LONESTAR PARK SHEET 2 OF 2 SHEETS **FAMCO**



SITE LAYOUT NOT TO SCALE

LEGAL DESCRIPTION:

A portion of Tract "A", LINPRO LONESTAR PARK, according to the plot thereof, as recorded in Plot Book 124, Page 12, of the public records of Broward Gounty, Florida, more particularly described as follows:

Commencing at the Easternmost Northeast corner of said plat: hence North 87"35"12" West, along the North line of Tract "A", a distance of 1102.92 feet; thence North 89.44'28" West, a distance of 15.96 feet to the Point of Beginning: thence North 89"42"16" West, a distance of 50.10 feet; thence North 0017'44" East, a distance of 80.20 feet; thence South 89'42'16" East, a distance of 50.10 feet; thence South 0017'44" West, a distance of 80.20 feet to the Point of Beginning.

Said lands situate, lying and being in the City of Fort Louderdale, Broward County, Florida and containing 4,018, square feet or 0.0922 acres, more or less.

CERTIFICATION

Certified Correct. Dated at Fort Louderdale, Florida this 5th day of November, 2009.

- This drawing is not would unless un surveyors seed. THIS IS NOT A HOUNDARY SURVEY.

MELAUGHLIN ENCINLERING COMPANY

CARL F. ALBNIKTSEN
Registered Land Surveyor No. 4185
State of Floridu.

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