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FLORIDA PROFIT/NON PROFIT CORPORATION  
SOUTH POINTE CENTRE CONDOMINIUM ASSOCIATION, INC

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**ARTICLES OF INCORPORATION OF  
SOUTH POINTE CENTRE CONDOMINIUM ASSOCIATION, INC.**

The undersigned for the purpose of forming a corporation not for profit under Chapter 617, Florida Statutes, certifies as follows:

**ARTICLE I**

**NAME**

The name of the corporation shall be **SOUTH POINTE CENTRE CONDOMINIUM ASSOCIATION, INC.** For convenience, the corporation shall be referred to in this instrument as the "Association".

**ARTICLE II**

**PURPOSE**

2.1 The purpose for which the Association is organized is to manage, operate and maintain a portion of a condominium to be known as South Pointe Centre Condominium (the "Condominium") in accordance with the Declaration, and for any other lawful purpose.

2.2 The Association shall make no distribution of income to its members, directors or officers.

2.3 Unless otherwise specifically provided in these Articles of Incorporation (these "Articles") or unless the context otherwise requires, the terms used in these Articles shall have the same definitions and meanings as those set forth in the Declaration of Condominium of South Pointe Centre, a Condominium (the "Declaration"), recorded or to be recorded in the Public Records of Seminole County, Florida.

**ARTICLE III**

**POWERS AND DUTIES**

The powers of the Association shall include and be governed by the following provisions:

3.1 The Association shall have all the common law and statutory powers of a corporation not for profit which are not in conflict with the terms of these Articles.

3.2 The Association shall have all of the powers and duties set forth in the Condominium Act, and all of the powers and duties reasonably necessary to operate each Condominium submitted to its jurisdiction, and to operate, maintain and improve Association owned property pursuant to the terms of any applicable Declaration of Condominium specifically submitting lands and Condominium units to the jurisdiction of the Association, which powers and duties include but are not limited to the following:

(a) **Assessments.** To make and collect Assessments against members as Unit Owners to defray the costs, expenses and losses of each Condominium.

(b) **Disburse.** To use the proceeds of Assessments in the exercise of its powers and duties.

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(c) Maintain. To maintain, repair, replace and operate each Condominium Common Elements and the Association owned property within its jurisdiction or conveyed to it pursuant to the terms of any applicable Declaration of Condominium.

(d) Insure. To purchase insurance upon the Condominium and Association owned properties and insurance for the protection of the Association and its members as Unit Owners, as well as liability insurance for the protection of directors and officers of the Association.

(e) Reconstruct. To reconstruct improvements after casualty and further improve the Condominium, and Association owned properties, pursuant to the terms of the relevant Declaration of Condominium.

(f) Regulate. To make and amend reasonable rules and regulations respecting the use of the property in each Condominium and of the Association owned properties.

(g) Approve. To approve or disapprove the plans and specifications for the construction, repair or replacement of any partitioning wall, improvements or landscaping to be constructed upon the Condominium properties, as provided in the Declaration of Condominium.

(h) Enforce. To enforce by legal means the provisions of the Condominium Act, any applicable Declaration of Condominium, these Articles, the By-Laws of the Association and the Rules and Regulations for the use of the Condominium Property.

(i) Management Contract. To contract for the operation, management and maintenance of the Condominium and the Association owned property, subject to the terms of the Declaration, and to authorize the management agent to assist the Association in carrying out its powers and duties by performing such functions as the collection of Assessments, preparation of records, enforcement of rules, and maintenance of the common elements. The Association shall, however, retain at all times the powers and duties granted them by the Condominium Act including, but not limited to, the making of Assessments, promulgation of rules, and execution of contracts on behalf of the Association.

(j) Employment. To employ personnel for reasonable compensation to perform the services required for proper administration of the purposes of the Association.

(k) Payment of Liens. To pay taxes and Assessments which are liens against Association owned property or any part of the Condominium other than individual units and the appurtenances thereto, and to assess the same against the units.

(l) Utilities. To pay the cost of all power, water, sewer and other utility services rendered to the Condominium or to Association owned property and not billed to Unit Owners of individual Units.

(m) Purchase Units. The Association shall have the power to purchase a unit in the Condominium subject to its jurisdiction and to hold, lease, mortgage and convey same.

(n) Accept Jurisdiction, Power and Duties. The Association shall accept jurisdiction over, and the powers and duties imposed with respect to the Condominium. The Association shall also accept title to any Association owned property hereafter conveyed to it by Declarant, and shall accept as members all Unit Owners of all Condominium Units hereafter subjected to the jurisdiction of the Association.

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(o) Bank. To maintain bank accounts on behalf of the Association.

(p) Fines. Levying fines against Unit Owners for violations of the Rules and Regulations established by the Association.

(r) SJRWMD. The Association shall operate, maintain and manage the surface water or stormwater management system in a manner consistent with the St. Johns River Water Management District requirements and applicable District rules, and shall assist in the enforcement of same. The Association shall levy and collect adequate Assessments against members of the Association for the cost of maintenance and operation of the surface water or stormwater management system. In the event of a termination, dissolution or final liquidation of the Association the responsibility of the operation and maintenance of the surface water or storm water management system must be transferred to an excepted by an entity which would comply with section 40c-42.027, F.A.C., and be approved by the St. Johns River Water Management District prior to such termination, dissolution or liquidation.

#### ARTICLE IV

##### MEMBERS

4.1 The members of the Association shall consist of all of the record Unit Owners of the Units in the Condominium and after any termination of the Condominium shall consist of those Unit Owners in the terminated Condominium who are members at the time of such termination, and their successors and assigns.

4.2 Change of membership in the Association shall be established by recording in the Public Records of Seminole County, Florida, a deed or other instrument establishing a record title to a Unit in the Condominium. The Unit Owner designated by such instrument thus becomes a member of the Association and the membership of the prior Unit Owner is terminated.

4.3 The share of a member in the funds and assets of the Association cannot be assigned, hypothecated or transferred in any manner except as an appurtenance to his Unit.

4.4 Each member shall be entitled to vote in proportion to its percentage interest in the Common Elements as set forth in the Declaration of Condominium.

#### ARTICLE V

##### DIRECTORS

5.1 The affairs of the Association shall be managed by a Board of Directors consisting of three (3) Directors. Each Director shall be a member of the Association, except as provided in Sections 5.3 and 5.5 hereof and by the By-Laws.

5.2 Members of the Board of Directors shall be elected at the annual meeting of the Association members in the manner specified in the By-Laws. Directors may be removed and vacancies on the Board of Directors shall be filled in the manner provided by the By-Laws.

5.3 The names and addresses of the members of the first Board of Directors, who shall hold office until their successors are elected and have qualified, are as follows:

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<u>Name:</u>	<u>Address:</u>
Suryakant Vyas	320 West Sabal Palm Place, Suite 300, Longwood, Florida 32779
Biagio Schiano	872 Creston Drive, Maitland, Florida 32751
Ron Walker	P.O. Box 916126, Longwood, Florida 32791

ARTICLE VIOFFICERS

The officers of the Association shall include a President, a Vice President, a Secretary and a Treasurer. The officers of the Association may include such other officers as the Board of Directors may from time to time create by resolution. The officers shall be elected by the Board of Directors of the Association, and shall serve at the pleasure of the Board. Officers may be removed at any time with or without cause. The Bylaws may provide for the removal from office of officers, for filling vacancies, for when officers are to be elected and for the duties and qualifications of the officers. The names and addresses of the officers who shall serve until their successors are designated by the Board are as follows:

<u>Office</u>	<u>Name</u>	<u>Address</u>
President	Suryakant Vyas	320 West Sabal Palm Place, Suite 300, Longwood, Florida 32779
Vice President	Suryakant Vyas	320 West Sabal Palm Place, Suite 300, Longwood, Florida 32779
Secretary/Treasurer	Suryakant Vyas	320 West Sabal Palm Place, Suite 300, Longwood, Florida 32779

ARTICLE VIOFFICE AND REGISTERED AGENT

The street address of the initial office of the corporation shall be:

320 West Sabal Palm Place, Suite 300, Longwood, Florida 32779

The name and address of the corporation's initial registered agent shall be:

Suryakant Vyas

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320 West Sabal Palm Place, Suite 300, Longwood, Florida 32779

ARTICLE VIIINDEMNIFICATION

7.1 Association shall indemnify each Director and Officer against all expenses and liabilities including counsel fees, reasonably incurred by or imposed upon him in connection with any proceeding whether civil, criminal, administrative or investigative, or any settlement of any proceedings, or any appeal from such proceeding to which he may be a party or in which he may become involved by reason of his being or having been a Director or officer of the Association, or having served at the Association's request as a Director or officer of any other corporation, whether or not he is a Director or officer at the time such expenses are incurred, regardless of by whom the proceeding was brought, except in relation to matters as to which any such Director or officer shall be adjudged liable for gross negligence or willful misconduct, provided that in the event a settlement, the indemnification shall apply only when the Board of Directors of the Association approves such settlement and reimbursement as being for the best interest 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.

7.2 Expenses incurred in defending a suit or proceeding whether civil, criminal, administrative or investigative may be paid by the Association in advance of the final disposition of such action, suit or proceeding if authorized by all of the non-interested Directors upon receipt of an undertaking by or on behalf of the Director or officer to repay such amount if it shall ultimately be determined that he is not to be indemnified by the Association as authorized by these Articles of Incorporation.

7.3 The Association shall have the power to purchase and maintain insurance on behalf of any person who is or was a Director or officer of the Association, or is or was serving at the request of the Association as a Director or officer of another association, against any liability asserted against him and incurred by him in any such capacity, or arising out of his status as such, whether or not the Association would have the power to indemnify him against such liability under the provisions of these Articles of Incorporation.

ARTICLE VIIIBY-LAWS

The first By-Laws of the Association shall be adopted by the Board of Directors and may be altered, amended or rescinded in the manner provided by the By-Laws.

ARTICLE IXAMENDMENTS

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

9.1 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.

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9.2 A resolution proposing the adoption of a proposed amendment may be proposed either by the Board of Directors or any Unit Owner. Directors and members not present in person or by proxy at the majority meeting to consider the amendment may express their approval in writing, provided such approval is delivered to the Secretary prior to such meeting. A resolution adopting a proposed amendment must bear the approval of not less than a majority of the Board of Directors and the members owning a majority of the voting rights at a meeting called for that purpose at which a quorum is present.

9.3 No amendment shall make any changes in the qualifications for membership nor the voting rights of members without approval in writing by all members and the joinder of all record owners of mortgages upon each Condominium. No amendment shall be made that is in conflict with the Condominium Act or with any affected Declaration of Condominium.

9.4 A copy of each amendment shall be certified by the Secretary of State, State of Florida, and be recorded in the Public Records of Seminole County, Florida, along with a certificate executed by the President or authorized officer and attested by the Secretary or Assistant Secretary of the Association reciting the facts necessary to establish that the Amendment was duly adopted, and said certificate shall be conclusively binding in favor of anyone relying thereon.

#### ARTICLE X

##### TERM

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

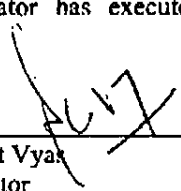
#### ARTICLE XI

##### INCORPORATION

The name and address of the incorporator of these Articles of Incorporation is as follows:

Suryakant Vyas, 320 West Sabal Palm Place, Suite 300, Longwood, Florida 32779

IN WITNESS WHEREOF, the undersigned incorporator has executed these Articles of Incorporation on the 12 day of January, 2010.

  
\_\_\_\_\_  
Suryakant Vyas  
Incorporator

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**CERTIFICATE OF DESIGNATION OF  
REGISTERED AGENT/REGISTERED OFFICE**

PURSUANT TO THE PROVISIONS OF SECTION 607.0501, 608.415 OR 617.0501, FLORIDA STATUTES, THE UNDERSIGNED COMPANY, ORGANIZED UNDER THE LAWS OF THE STATE OF FLORIDA, SUBMITS THE FOLLOWING STATEMENT IN DESIGNATING THE REGISTERED OFFICE/REGISTERED AGENT, IN THE STATE OF FLORIDA.

1. The name of the company is: SOUTH POINTE CENTRE CONDOMINIUM ASSOCIATION, INC.  
320 West Sabal Palm Place, Suite 300,  
Longwood, Florida 32779

The name and address of the registered agent and office is:

Suryakant Vyas  
(Name)  
320 West Sabal Palm Place, Suite 300  
(P. O. Box not acceptable)  
Longwood, Florida 32779  
(City/State/Zip)

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TALLAHASSEE, FLORIDA

*Having been named as registered agent and to accept service of process for the above stated limited liability company at the place designated in this certificate, I hereby accept the appointment as registered agent and agree to act in this capacity. I further agree to comply with the provisions of all statutes relating to the proper and complete performance of my duties, and I am familiar with and accept the obligations of my position as registered agent.*

  
(Signature)

DIVISION OF CORPORATIONS, P. O. BOX 6327, TALLAHASSEE, FLORIDA 32314

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