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**FLORIDA PROFIT/NON PROFIT CORPORATION  
TROTTER CHRISTMAN CONDOMINIUM ASSOCIATION**

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ARTICLES OF INCORPORATION  
OF

**TROTTER CHRISTMAN CONDOMINIUM ASSOCIATION, INC.**

WE, the undersigned, hereby associate ourselves together for the purpose of forming a non-profit corporation under the laws of the State of Florida, pursuant to Florida Statutes Chapter 617, et seq., and hereby certify as follows:

**ARTICLE I.**

The name of the corporation shall be:

**TROTTER CHRISTMAN CONDOMINIUM ASSOCIATION, INC.**

**ARTICLE II.**

The general purpose of this non-profit corporation is to be the "Association" (as defined in the Condominium Act of the State of Florida, F.S.718, et seq.), for the operation of Condominium, a Commercial Condominium, created pursuant to the provisions of the Condominium Act; and as such Association, to operate and administer said Condominium and carry out the functions and duties of said Condominium established for said condominium.

**ARTICLE III.**

All persons who are Owners of Condominium Parcels within said Condominium shall automatically be Members of this Corporation. Such membership shall automatically terminate when such person is no longer the owner of a Condominium Parcel. Membership in this Corporation shall be limited to such Condominium Parcel Owners.

Subject to the foregoing, admission to and terminate of membership shall be governed by the Declaration of Condominium that shall be filed for said condominium among the Public Records of Palm Beach County, Florida.

**ARTICLE IV.**

This Corporation shall have perpetual existence.

**ARTICLE V.**

The name and residence of the subscriber to these Articles of Incorporation is as follows:

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PALM BEACH COUNTY, FLORIDA

RICHARD J. CHRISTMAN

2130 Pleasant Drive, N Palm Beach, FL 33408

**ARTICLE VI.**

**SECTION 1.** The affairs of the Corporation shall be managed and governed by a Board of Administration composed of not less than three (3) nor more than five (5) members. The directors subsequent to the first Board of Administration shall be elected at the annual meeting of the membership for a term of one (1) year, or until their successors shall be elected and shall qualify. Provisions for such election, and provisions respecting the removal, disqualification, and resignation of directors and for filling vacancies on the Board of Administration shall be established by the By-Laws.

**SECTION 2 .** The principal officers of the Corporation shall be:

President  
Vice President  
Secretary  
Treasurer

who shall be elected from time to time in the manner set forth in the By-Laws adopted by the Corporation.

**ARTICLE VII.**

The names of the officers who are to serve until the first election of officers, pursuant to the terms of the Declaration of Condominium and By-Laws are as follows:

President : Richard J. Christman  
Vice President : Maria Christman  
Secretary : Lisa Tracy  
Treasurer : Maria Christman

**ARTICLE VIII.**

The following persons shall constitute the first Board of Administration and shall serve until the first election of the Board of Directors at the first regular meeting of the membership:

**ARTICLE IX.**

The By-Laws of the Corporation shall initially be made and adopted by its first Board of Directors.

**ARTICLE X.**

These Articles of Incorporation may be modified or amended at any duly convened meeting of the Members by the affirmative vote of voting Members casting not less than fifty-one percent (51%) of the total votes of the Association. Said amendments shall be effective when a copy thereof, together with an attached certificate of its approval by the membership, sealed with the corporate seal, signed by the Secretary, or an Assistant Secretary, and executed and acknowledged by the President, has been filed with the Secretary of State, and all filing fees paid.

#### ARTICLE XI.

This Corporation shall have all of the common law and statutory powers of a corporation not for profit under Florida Law that are not in conflict with the provisions of these Articles, the Declaration, the By-Laws or the Condominium Act of the State of Florida.

#### ARTICLE XII.

There shall be no dividends paid to any of the Members nor shall any part of the income of the corporation be distributed to its Board of Administration or officers. In the event there are any excess receipts over disbursements as a result of performing services, such excess shall be either refunded to the Unit Owners or kept by the Association and applied against the Association's expenses for the following year as shall be determined by a vote of the Unit Owners, subject to approval by the Board of Administration of the Association. The Corporation may pay compensation in a reasonable amount to its Members, directors and officers for services rendered, may confer benefits upon its Members in conformity with its purposes, and upon dissolution or final liquidation, may make distribution to its Members as is permitted by the court having jurisdiction thereof, and no such payment, benefit or distribution shall be deemed to be a dividend or distribution of income.

This Corporation shall issue no shares of stock of any kind or nature whatsoever. Membership in the Condominium and the transfer thereof, as well as the number and voting of Members, shall be upon such terms and conditions as provided for in the Declaration of Condominium and By-Laws.

#### ARTICLE XIII.

The principal offices of the Corporation shall be located at 1460 10<sup>th</sup> Street, Lake Park, Florida, but the Corporation may maintain offices and transact business in such other places within or without the State of Florida as may from time to time be designated by the Board of Administration.

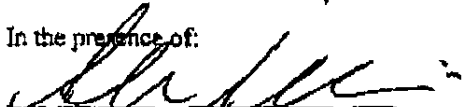
The registered resident agent of the corporation shall be THOMAS J. PALMIERI, P.A., 340 Minorca Avenue, Suite One Coral Gables, Florida 33134, for the purpose of accepting service of process for the above stated Corporation.

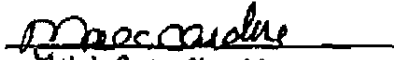
#### ARTICLE XIV.

The Corporation shall indemnify any person who was or is a party or is threatened to be made a party to any threatened, pending or contemplated action, suit or proceeding, whether civil, criminal, administrative or investigative, by reason of the fact that he is or was a director, employee, officer or agent of the Corporation, against expenses (including attorneys' fees) judgments, fines and amounts paid in settlement as long as actually and reasonably incurred by him in connection with such action, suit or proceeding, if he acted in good faith and in a manner he reasonably believed to be in or not opposed to the best interest of the Corporation, and, with respect to any criminal action or proceeding, had no reasonable cause to believe his conduct was unlawful, except that in indemnification shall be made in respect of any claim, issue or matter as to which such person shall have been adjudged to be liable for gross negligence or misfeasance or malfeasance in the performance of his duty to the Corporation, unless and only to the extent that the court in which such action or suit was brought shall determine upon application that despite the adjudication of liability, but in view of all of the circumstances of the case, such person is fairly and reasonable entitled to indemnity for such expenses which such court shall deem proper. The termination of any action, suit or proceeding by judgment, order, settlement, conviction or upon a plea of non contenders or its equivalent shall not, of itself, create a presumption that the person did not act in good faith and in a manner which he reasonably believed to be in or not opposed to the best interest of the Corporation, and with respect to any criminal action or proceeding, had reasonable cause to believe that his conduct was lawful.

IN WITNESS WHEREOF, the subscribers hereto have hereunto set their hands and seals  
this 14<sup>th</sup> day of July, 2010.

In the presence of:

  
Thomas S. Palmer

  
Michel C. Cuestons

  
Richard J. Christman

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SECRETARY OF STATE  
TALLAHASSEE FLORIDA

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SECRETARY OF STATE  
TALLAHASSEE FLORIDA

STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME the undersigned authority, personally appeared Richard J. Christman, who after being by me first duly sworn, acknowledged that he executed the foregoing Articles of Incorporation of Trotter Christman Condominium Association, Inc., a Florida corporation not for profit, for the purpose therein expressed.

WITNESS my hand and official seal at said County and State, this 14<sup>th</sup> day of July, 2010.



[Signature]  
NOTARY PUBLIC,  
State of Florida

My Commission Expires:

#### ACCEPTANCE BY REGISTERED AGENT

Having been appointed the registered agent of Trotter Christman Condominium Association, Inc., a not-for-profit corporation, the undersigned accepts such appointment, agrees to act in such capacity and accepts the obligations imposed by Florida Statutes Section 607.325.

Dated this 14<sup>th</sup> day of July, 2010.

THOMAS J. PALMIERI, P.A.

By: [Signature]

Thomas J. Palmieri

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