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FLORIDA PROFIT/NON PROFIT CORPORATION  
SAVANNAH PARK NORTH CONDOMINIUM ASSOCIATION, INC.

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**ARTICLES OF INCORPORATION  
FOR  
SAVANNAH PARK NORTH  
CONDOMINIUM ASSOCIATION, INC.**

The undersigned incorporator, for the purpose of forming a corporation not for profit pursuant to the laws of the State of Florida, hereby adopts the following Articles of Incorporation:

**ARTICLE 1 - NAME**

The name of the corporation shall be SAVANNAH PARK NORTH CONDOMINIUM ASSOCIATION, INC. For convenience, the corporation shall be referred to in this instrument as the "Association", these Articles of Incorporation as the "Articles" and the Bylaws of the Association as the "Bylaws".

**ARTICLE 2 - OFFICE**

The principal office and mailing address of the Association shall be at 5739 Byron Anthony Place, Sanford, Florida 32771, or at such other place as may be subsequently designated by the Board of Directors. All books and records of the Association shall be kept at its principal office or at such other place as may be permitted under Florida law.

**ARTICLE 3 - PURPOSE**

The purposes for which the Association is organized are as follows:

(a) To operate as a not for profit corporation organized under the laws of the State of Florida, as they may be amended and/or renumbered from time to time. The Association does not contemplate pecuniary gain or profit.

(b) To provide an entity pursuant to Chapter 718 of the Florida Statutes, also known as the Florida Condominium Act, as it exists on the date hereof (the "Act") for the operation of that certain condominium located in Seminole County, Florida, known as SAVANNAH PARK NORTH, A CONDOMINIUM (the "Condominium").

(c) To administer, enforce and carry out the terms, conditions, restrictions and provisions of the Declaration of Condominium for Savannah Park

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North, a Condominium (the "Declaration") recorded or to be recorded in the Public Records of Seminole County, Florida.

#### ARTICLE 4 - DEFINITIONS

The terms used in these Articles shall have the same definitions and meanings as those set forth in the Declaration, unless herein provided to the contrary, or unless the context otherwise requires.

#### ARTICLE 5 - POWERS

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

5.1 General. The Association shall have all of the common law and statutory powers of a not for profit corporation under the Laws of Florida, except as expressly limited or restricted by the terms of these Articles, the Declaration, the Bylaws or the Act.

5.2 Enumeration. The Association shall have all of the powers and duties set forth in the Act, except as limited by these Articles, the Bylaws and the Declaration (to the extent that they are not in conflict with the Act), and all of the powers and duties reasonably necessary to operate the Condominium pursuant to the Declaration and as may be more particularly described in the Bylaws, as they each may be amended from time to time, including but not limited to, the following:

(a) To fix, levy, make and collect Assessments and other charges against members as Unit Owners (whether or not such sums are due and payable to the Association), and to use the proceeds thereof in the exercise of its powers, responsibilities, obligations and/or duties.

(b) To buy, accept, own, operate, lease, sell, trade and mortgage both real and personal property in accordance with the provisions of the Declaration.

(c) To maintain, repair, replace, insure, reconstruct, add to and operate the Common Elements, the Condominium Property and/or Association Property, and other property acquired or leased by the Association.

(d) To purchase insurance upon the Condominium Property and Association Property and insurance for the protection of the Association, its officers, Directors and Unit Owners.

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(e) To make and amend reasonable rules and regulations for the maintenance, conservation and use of the Condominium Property and Association Property and for the health, comfort, safety and welfare of the Unit Owners.

(f) To approve or disapprove the leasing, transfer, ownership and possession of Units as may be provided by the Declaration.

(g) To enforce by any and all legal means the provisions of the Act, the Declaration, these Articles, the Bylaws, and the rules and regulations for the use of the Condominium Property and Association Property.

(h) To contract for the management and maintenance of the Condominium Property and/or Association Property and to authorize a management agent (which may be an affiliate of the Developer) to assist the Association in carrying out its powers and duties by performing such functions as the submission of proposals, collection of Assessments, preparation of records, enforcement of rules and maintenance, repair and replacement of the Common Elements and Association Property with such funds as shall be made available by the Association for such purposes. The Association and its officers however, retain at all times the powers and duties granted by the Act, including but not limited to, the making of Assessments, promulgation of rules and execution of contracts on behalf of the Association.

(i) To employ personnel to perform the services required for the proper operation of the Condominium and the Association Property.

(j) To execute all documents or consents, on behalf of all Unit Owners (and their mortgagees), required by all governmental and/or quasi-governmental agencies in connection with land use and development matters (including, without limitation, plats, waivers of plat, unities of title, covenants in lieu thereof, etc.), and in that regard, each Owner, by acceptance of the deed to such Owner's Unit, appoints and designates the Board of Directors of the Association as such Owner's agent and attorney-in-fact to execute, any and all such documents or consents.

(k) To borrow and to hold funds, select depositories and maintaining bank accounts on behalf of the Association.

(l) To purchase, lease or otherwise acquire title to, or an interest in, property (real and/or personal) in the name of the Association, or its designee, for the use and benefit of the Unit Owners. The power to acquire personal property shall be exercised by the Board of Directors and

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the power to acquire real property shall be exercised as described in the Declaration, these Articles or the Bylaws.

(m) Purchase, leasing or otherwise acquiring Units or other property, including without limitation, Units at foreclosure or other judicial sales, in the name of the Association.

(n) Selling, leasing, mortgaging, conveying, transferring and/or otherwise dealing with Units acquired by the Association.

(o) Borrowing money, executing promissory notes and other evidences of indebtedness and giving as security therefor mortgages and security interest in property owned by the Association, if any, subject to the limitations, if any, set forth in the Act or the Declaration.

(p) To adopt, change, repeal and/or amend the Bylaws.

(q) To collect delinquent Assessments by fine, claim of lien, suit or otherwise, and to file and defend any claim, action, cause of action, suit or other proceeding in pursuit of any and all legal and/or equitable remedies or defenses.

5.3 Association Property. All funds and the title to all properties acquired by the Association and their proceeds shall be held for the benefit and use of the members in accordance with the provisions of the Declaration, these Articles and the Bylaws.

5.4 Distribution of Income. The Association shall not pay a dividend to its members and shall make no distribution of income to its members, Directors or officers.

5.5 Limitation. The powers of the Association shall be subject to and shall be exercised in accordance with the provisions hereof and of the Declaration, the Bylaws and the Act, provided that in the event of conflict, the provisions of the Act shall control over those of the Declaration and Bylaws.

#### ARTICLE 6 - MEMBERS

6.1 Membership. The members of the Association shall consist of all of the record title owners of Units in the Condominium from time to time, and after termination of the Condominium, shall also consist of those who were members at the time of such termination, and their successors and assigns. Membership in the Association shall be appurtenant to and inseparable from the Unit giving rise to such membership, and any transfer of record title to a Unit shall operate automatically to transfer to the new owner the membership in the Association appurtenant to that Unit.

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6.2 Assignment. A Member cannot assign, hypothecate and/or transfer in any manner that Member's share of the Common Elements, Common Surplus and/or assets of the Association except as an appurtenance to the Unit for which that share is held.

6.3 Voting. The voting interests for each Unit are set forth in the Declaration. All votes shall be exercised or cast in the manner provided by the Declaration or the Bylaws. Any person or entity owning more than one (1) Unit shall be entitled to cast the aggregate number of votes attributable to all Units owned by that person or entity.

6.4 Meetings. The Bylaws shall provide for an annual meeting of Members, and may make provision for regular and special meetings of Members other than the annual meeting.

#### ARTICLE 7 - TERM OF EXISTENCE

The existence of the Association shall commence with the filing of these Articles of Incorporation with the appropriate agency of the State of Florida. The Association shall exist in perpetuity.

#### ARTICLE 8 - INCORPORATION

The name and address of the Incorporator of this Corporation is: Scott H. Ryan, 5739 Byron Anthony Place, Sanford, Florida 32771.

#### ARTICLE 9 - OFFICERS

The officers of the Association shall include a President, a Secretary and a Treasurer. The officers of the Association may include a Vice President and 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:

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NAME	OFFICE	ADDRESS
William R. Turner	President	5739 Byron Anthony Place Sanford, Florida 32771
Scott H. Ryan	Vice President	5739 Byron Anthony Place Sanford, Florida 32771
Neal M. Ungar	Secretary and Treasurer	5739 Byron Anthony Place Sanford, Florida 32771
Kelly Thomas Ryan	Assistant Treasurer	5739 Byron Anthony Place Sanford, Florida 32771
Rosalie A. Williams	Assistant Secretary	5739 Byron Anthony Place Sanford, Florida 32771

#### ARTICLE 10 - DIRECTORS

10.1 Number and Qualification. The property, business and affairs of the Association shall be managed by a board consisting of the number of Directors determined in the manner provided by the Bylaws, but which shall consist of not less than three (3) Directors. A Director need not be a Unit Owner or Voting Member.

10.2 Duties and Powers. All of the duties and powers of the Association existing under the Act, the Declaration, these Articles and the Bylaws shall be exercised exclusively by the Board of Directors, its agents, contractors or employees, subject only to approval by Unit Owners when such approval is specifically required.

10.3 Election; Removal. Directors of the Association shall be elected at the annual meeting of the Members in the manner determined by and subject to the qualifications set forth in the Bylaws. Directors may be removed and vacancies on the Board of Directors shall be filled in the manner provided by the Bylaws.

10.4 Term of Developer's Directors. The Developer of the Condominium shall appoint the members of the first Board of Directors and their replacements who shall hold office for the periods described in these Articles or the Bylaws.

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10.5 First Directors. The names and addresses of the members of the first Board of Directors who shall hold office until their respective successors are elected and have taken office, as provided in the Bylaws, are as follows:

<u>Name</u>	<u>Address</u>
1. William R. Turner	5739 Byron Anthony Place Sanford, Florida 32771
2. Scott H. Ryan	5739 Byron Anthony Place Sanford, Florida 32771
3. Neal M. Ungar	5739 Byron Anthony Place Sanford, Florida 32771
4. Kelly Thomas Ryan	5739 Byron Anthony Place Sanford, Florida 32771
5. Rosalie A. Williams	5739 Byron Anthony Place Sanford, Florida 32771

10.6 Standards. A Director shall discharge his or her duties as a director, including any duties as a member of a Committee, in good faith, with the care an ordinary prudent person in a like position would exercise under similar circumstances; and in a manner reasonably believed to be in the best interests of the Association. Unless a Director has knowledge concerning a matter in question that makes reliance unwarranted, a Director, in discharging his or her duties, may rely on information, opinions, reports or statements, including financial statements and other data, if prepared or presented by one or more officers or employees of the Association whom the Director reasonably believes to be reasonable and competent in the matters presented; legal counsel, public accountants or other persons as to matters the Director reasonably believes are within the person's professional or expert competence; or a Committee if the Director reasonably believes the Committee merits confidence. A Director is not liable for any action taken as a Director, or any failure to take action, if he or she performed the duties of his or her office in compliance with the foregoing standards.

#### ARTICLE 11 - INDEMNIFICATION

11.1 Indemnities. The Association shall indemnify any person who was or is a party to any proceeding (other than an action by the Association) by reason of the fact that the person is or was a Director, officer, employee or agent (each an "indemnitee") of the Association against liability incurred in connection



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with such proceeding, including any appeal thereof, if he or she acted in good faith and in a manner he or she reasonably believed to be in, or not opposed to, the best interests of the Association and, with respect to any criminal action or proceeding, had no reasonable cause to believe his or her conduct was unlawful. The termination of any proceeding by judgment, order, settlement or conviction or upon a plea of nolo contendere or its equivalent shall not, of itself, create a presumption that opposed to, the best interests of the Association.

**11.2 Indemnification.** The Association shall indemnify any person who was or is a party to any proceeding by the Association to procure a judgment in its favor by reason of the fact that the person is or was a Director, officers, employee, or agent of the Association against expenses and amounts paid in settlement not exceeding, in the judgment of the Board of Directors, the estimated expense of litigating the proceeding to conclusion, actually and reasonably incurred in connection with the defense or settlement of such proceeding, including any appeal thereof. Such indemnification shall be authorized if such person acted in good faith and in a manner he reasonably believed to be in, or not opposed to, the best interests of the Association, except that no indemnification shall be made under this Section in respect of any claim, issue, or matter as to which such person shall have been adjudged to be liable unless, and only to the extent that, the court in which such proceeding was brought, or any other court of competent jurisdiction shall determine upon application that, despite the adjudication of liability but in view of all circumstances of the case, such person is fairly and reasonably entitled to indemnity for such expenses which such court shall deem proper.

**11.3 Indemnification for Expenses.** To the extent that a Director, officer, employee, or agent of the Association has been successful on the merits or otherwise in defense of any proceeding referred to in Section 11.1 or 11.2 or in defense of any claim, issue, or matter therein, he or she shall be indemnified against expenses actually and reasonably incurred by him or her in connection therewith.

**11.4 Determination of Applicability.** Any indemnification under Section 11.1 or Section 11.2, unless pursuant to a determination by a court, shall be made by the Association only as authorized in the specific case upon a determination that indemnification of the Director, officer, employee or agent is proper under the circumstances because he or she has met the applicable standard of conduct set forth in Section 11.1 or Section 11.2 of these Articles of Incorporation. Such determination shall be made:

- (a) By the Board of Directors by a majority vote of a quorum consisting of Directors who were not parties to such proceeding;
- (b) If such a quorum is not obtainable, by a majority vote of a Committee duly designated by the Board of Directors (in which Directors

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who are parties may vote on the members of the Committee) consisting solely of two or more Directors who are not at the time parties to this proceeding;

(c) By independent legal counsel selected:

1. by the Board of Directors prescribed in paragraph (a) or the Committee prescribed in paragraph (b); or

2. if a quorum of the Directors cannot be obtained for paragraph (a) and the Committee cannot be designated under paragraph (b), then by a majority of the voting interests of the Voting Members of the Association who were not parties to such proceeding.

11.5 Determination Regarding Expenses. Evaluation of the reasonableness of expenses and authorization of indemnification shall be made in the same manner as the determination that indemnification is permissible. However, if the determination of permissibility is made by independent legal counsel, persons specified by Section 11.4(c) of these Articles of Incorporation shall evaluate the reasonableness of expenses and may authorize indemnification.

11.6 Advancing Expenses. Expenses incurred by an officer or Director in defending a civil or criminal proceeding may be paid by the Association in advance of the final disposition of such proceeding upon receipt of an undertaking by or on behalf of such Director or officer to repay an amount if he or she is ultimately found not to be entitled to indemnification by the Association pursuant to this section. Expenses incurred by other employees and agents may be paid in advance upon such terms or conditions that the Board of Directors deems appropriate.

11.7 Exclusivity; Exclusions. The indemnification and advancement of expenses provided pursuant to this Article 11 are not exclusive, and the Association may make any other or further indemnification or advancement of expenses of any of its Directors, officers, employees or agents under any By-Law, agreement, vote of Unit Owners or disinterested Directors, or otherwise. However, indemnification or advancement of expenses shall not be made to or on behalf of any Director, officer, employee or agent if a judgment or other final adjudication establishes that his or her actions or omissions to act, were material to the cause of action so adjudicated and constitute:

(a) A violation of the criminal law, unless the Director, officer, employee or agent had reasonable cause to believe his or her conduct was lawful or had no reasonable cause to believe his or her conduct was unlawful;

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(b) A transaction from which the Director, officer, employee or agent derived an improper personal benefit; or

(c) Willful misconduct or a conscious disregard for the best interests of the Association in a proceeding by or in the right of the Association to procure a judgment in its favor or in a proceeding by or in the right of the members of the Association.

**11.8 Continuing Effect** Indemnification and advancement of expenses as provided in this Article 11 shall continue to a person who has ceased to be a Director, officer, employee or agent and shall inure to the benefit of the heirs, executors, and administrators of such a person, unless otherwise provided when authorized or ratified.

**11.9 Application to Court.** Notwithstanding the failure of the Association to provide indemnification in any specific case, a Director, officer, employee or agent of the Association who is or was a party to a proceeding may apply for indemnification or advancement of expenses, or both, to the court conducting the proceeding, to the circuit court, after giving any notice that it considers necessary, may order indemnification and advancement of expenses, including expenses incurred in seeking court-ordered indemnification or advancement of expenses, if it determines that:

(a) The Director, officer, employee or agent is entitled to mandatory indemnification under Section 11.3, in which case the court shall also order the Association to pay the Director reasonable expenses incurred in obtaining court ordered indemnification or advancement of expenses;

(b) The Director, officer, employee or agent is entitled to indemnification or advancement of expenses, or both, by virtue of the exercise by the Association of its power pursuant to Section 11.7; or

(c) The Director, officer, employee, or agent is fairly and reasonably entitled to indemnification or advancement of expenses, or both, in view of all the relevant circumstances, regardless of whether such person met the standard of conduct set forth in Section 11.1, Section 11.2 or Section 11.7.

**11.10 Definitions.** For purposes of this Article 11, the term "expenses" shall be deemed to include attorneys' fees, including those for any appeals; the term "liability" shall be deemed to include obligations to pay a judgment, settlement, penalty, fine, and expenses actually and reasonably incurred with respect to a proceeding; the term "proceeding" shall be deemed to include any threatened, pending, or completed action, suit, or other type of proceeding,

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whether civil, criminal, administrative or investigative, and whether formal or informal; and the term "agent" shall be deemed to include a volunteer; the term "serving at the request of the Association" shall be deemed to include any service as a Director, officer, employee or agent of the Association that imposes duties on such person.

11.11 Amendment. Anything to the contrary herein notwithstanding, any amendment to the provision of this Article 11 shall be applicable as to any party eligible for indemnification hereunder who has not given his prior written consent to such amendment.

#### ARTICLE 12 - BYLAWS

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

#### ARTICLE 13 - AMENDMENTS

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

13.1 Notice. Notice of a proposed amendment shall be included in the notice of any meeting of the Association's membership at which the proposed amendment is to be considered. Such notice shall contain the proposed amendment or a summary of the changes to be affected by the proposed amendment. Notice of the meeting shall be in the manner provided in the By-Laws.

13.2 Adoption. Any proposed amendment to these Articles must be submitted for approval to the Voting Members of the Association. The Voting Members must vote, either in person or by proxy, to adopt a proposed amendment at the duly called meeting of the Association's membership at which a quorum is attained.

13.3 Limitation. No amendment shall make any changes in the qualifications for membership, nor in the voting rights or voting groups of Members, without the approval of not less than sixty-seven percent (67%) of the Voting Members, present in person or by proxy, at a duly called meeting of the Association's membership at which a quorum has been attained. All other amendments to these Articles shall require the approval of a majority of the Voting Members, present in person or by proxy, at a duly called meeting of the Association's membership at which a quorum has been attained.

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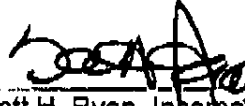
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13.4 Recording. If an amendment is adopted by the required number of Voting Members, a copy of the amendment shall be filed with the Florida Secretary of State pursuant to the provisions of applicable Florida law, and a copy certified by the Florida Secretary of State shall be recorded in the public records of Seminole County, Florida with a reference to the book and page of the Public Records where the Declaration was recorded which contained, as an exhibit, the initial recording of these Articles. Any amendment to these Articles shall be effective on the date it has been accepted and filed by the Florida Secretary of State's Office.

ARTICLE 14 - INITIAL REGISTERED OFFICE, ADDRESS  
AND NAME OF REGISTERED AGENT

The initial registered office of this corporation shall be at 5739 Byron Anthony Place, Sanford, Florida 32771, with the privilege of having its office and branch offices at other places within or with the State of Florida. The initial registered agent at that address shall be Scott H. Ryan.

IN WITNESS WHEREOF, for the purpose of forming this corporation under the laws of the State of Florida, the undersigned, constituting the Incorporator of this corporation, has executed these Articles of Incorporation this 4th day of October, 2010.


  
\_\_\_\_\_  
Scott H. Ryan, Incorporator

STATE OF FLORIDA  
COUNTY OF Seminole }

4th The foregoing Articles of Incorporation were acknowledged before me this day of October, 2010, by Scott H. Ryan, who ☒ is personally known to me OR ☐ has produced n/a as identification.

(NOTARY SEAL)



  
Notary Public, State of Florida  
Rosalie A. Williams  
(Notary Name Printed)  
Commission No. DD 599018  
My Commission Expires: Jan. 24, 2011

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**CERTIFICATE DESIGNATING PLACE OF BUSINESS OR DOMICILE  
FOR THE SERVICE OF PROCESS WITHIN THIS STATE,  
NAMING AGENT UPON WHOM PROCESS MAY BE SERVED.**

In compliance with the laws of Florida, the following is submitted:

SAVANNAH PARK NORTH CONDOMINIUM ASSOCIATION, INC.  
desiring to organize as a corporation under the laws of the State of Florida, with  
its registered office at 5739 Byron Anthony Place, Sanford, Florida 32771, has  
named Scott H. Ryan, located at the above registered office, as its Registered  
Agent to accept service of process within the State of Florida.

**ACKNOWLEDGEMENT**

Having been named to accept service of process for the above-stated  
corporation at the place designated in this Certificate, I am familiar with the  
obligations of that position, and hereby accept the same and agree to act in this  
capacity, and further agree to comply with the provisions of Florida law relative to  
keeping the registered office open.

  
\_\_\_\_\_  
Scott H. Ryan

DATED this 4<sup>th</sup> day of October 2010.

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