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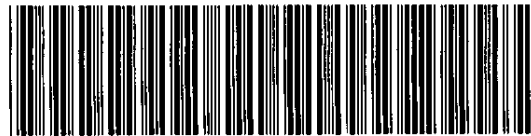
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ACCOUNT NO. : I20000000195

REFERENCE : 708849 7509001

AUTHORIZATION :

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COST LIMIT : \$78.75

ORDER DATE : March 15, 2011

ORDER TIME : 12:41 PM

ORDER NO. : 708849-005

CUSTOMER NO: 7509001

DOMESTIC FILING

NAME: UNITED BUSINESS PARK
CONDOMINIUM ASSOCIATION, INC.

XX ARTICLES OF INCORPORATION

PLEASE RETURN THE FOLLOWING AS PROOF OF FILING:

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CONTACT PERSON: Kimberly Moret - EXT. 2949

EXAMINER'S INITIALS: _____

ARTICLES OF INCORPORATION
of
UNITED BUSINESS PARK
CONDOMINIUM ASSOCIATION, INC.

FILED
11 MAR 15 AM 8:01
SECRETARY OF STATE
TALLAHASSEE FLORIDA

I, the undersigned, by and under the provisions of statutes of the State of Florida, providing for the formation, liability, rights, privileges and immunities of a corporation not-for-profit, do hereby declare as follows:

ARTICLE I. - NAME OF CORPORATION

The name of this corporation shall be UNITED BUSINESS PARK CONDOMINIUM ASSOCIATION, INC., hereinafter referred to as the Association.

ARTICLE II. - GENERAL NATURE OF BUSINESS

The general nature of the business to be conducted by the Association shall be the operation and management of the affairs and property of the commercial Condominium known as UNITED BUSINESS PARK, A CONDOMINIUM, located at 13365 West Hillsborough Avenue, Tampa, Hillsborough County, Florida 33635, and to perform all acts provided in the Declaration of Condominium of said Condominium and the Condominium Act, Chapter 718, Florida Statutes (2010).

ARTICLE III.- POWERS

The Association shall have all of the statutory powers of a corporation not-for-profit and all of the powers and duties set forth in the Condominium Act and the Declaration of Condominium of United Business Park, a Condominium. As more particularly set forth in the Declaration of Condominium of United Business Park, a Condominium, the Association may enter into lease agreements and may acquire and enter into agreements acquiring leasehold, membership and other possessory or use interests for terms up to and including ninety-nine (99) years (whether or not such interests relate to property contiguous to the land of the condominium) intended to provide for the enjoyment, recreation, or other use or benefit of the Association members, including but not limited to the lease of recreation areas and facilities. In addition, the Association shall have the power to operate and maintain common property, specifically including, without limitation, the surface water management system as permitted by the Southwest Florida Water Management District, including all lakes, retention areas, water management areas, ditches, culverts, structures and related appurtenances.

ARTICLE IV.- MEMBERS

All persons owning a vested present interest in the fee title to a Condominium Unit in United Business Park, a Condominium, which interest is evidenced by a duly recorded proper instrument in the Public Records of Hillsborough County, Florida, shall be Members of the Association. The foregoing is not intended to include persons or entities who hold an interest merely as security for

the performance of an obligation. Membership shall terminate automatically and immediately at the time a Member's vested interest in the fee title terminates.

Any change of Membership in the Association shall be evidenced in the Association's official records by delivery to the Association of a copy of the recorded deed or other instrument of conveyance.

Membership shall be appurtenant to and shall not be separated from ownership of the Unit.

Prior to the recording of the Declaration of Condominium of United Business Park, a Condominium, the subscriber hereto shall constitute the sole Member of the Association.

ARTICLE V.- VOTING RIGHTS

Upon completion of Phase One and submission to condominium ownership pursuant to the Declaration of Condominium, each Unit in the Condominium shall have an undivided percentage share in the ownership of the Common Elements and Common Surplus determined by dividing the total square footage of the Building constructed within the Unit (for Retail/Office Units I, II, III and IV) or, with respect to the sixteen (16) Office/Warehouse Units, the square footage of the Unit, by the total square footage of all of the Buildings constructed within Retail/Office Units I, II, III and IV and the sixteen (16) Office/Warehouse Units, combined.

Upon completion of Phases One and Two and submission of Phase Two to condominium ownership pursuant to the Declaration of Condominium, each Unit in the Condominium shall have an undivided percentage share in the ownership of the Common Elements and Common Surplus determined by dividing the total square footage of the Building constructed within the Unit (for Retail/Office Units I, II, III and IV) or, with respect to the forty (40) Office/Warehouse Units, the square footage of the Unit, by the total square footage of all of the Buildings constructed within Retail/Office Units I, II, III and IV and the forty (40) Office/Warehouse Units, combined.

Upon completion of Phases One, Two and Three, and submission of Phase Three to condominium ownership pursuant to the Declaration of Condominium, each Unit in the Condominium shall have an undivided percentage share in the ownership of the Common Elements and Common Surplus determined by dividing the total square footage of the Building constructed within the Unit (for Retail/Office Units 1, 2, 3 and 4) or, with respect to the forty (40) Office/Warehouse Units, the square footage of the Unit, by the total square footage of all of the Buildings constructed within Retail/Office Units 1, 2, 3 and 4 and the forty (40) Office/Warehouse Units, combined.

When more than one person owns a Unit in the Condominium, the vote for that Unit shall be exercised as they, among themselves, determine, but in no event shall more than the vote allocated to that Unit be cast with respect to any one Unit, and the vote will not be divided among the Owners of any one Unit. If one (1) Owner owns more than one (1) Unit, such Owner shall have the vote allocated to that Unit for each Unit owned.

ARTICLE VI.- INCOME DISTRIBUTION

No part of the income of the Association shall be distributable to its Members, except as compensation for services rendered.

ARTICLE VII.- EXISTENCE

The Association shall exist perpetually unless dissolved according to law. If the Association is dissolved, the property consisting of the surface water management system shall be conveyed to an appropriate agency of local government and, if not accepted, then the surface water management system shall be dedicated to a similar non-profit corporation.

ARTICLE VIII.- REGISTERED OFFICE, REGISTERED AGENT, PRINCIPAL PLACE OF BUSINESS

The registered office of the Association shall be at 13365 West Hillsborough Avenue, Tampa, Florida 33635, and the registered agent at such address shall be Torrence L. Hunt, until such time as another registered agent is appointed by resolution of the Board of Directors. The initial principal place of business of the Association shall be 13365 West Hillsborough Avenue, Tampa, Florida 33635.

ARTICLE IX.- NUMBER OF DIRECTORS

The business of the corporation shall be conducted by a Board of Directors which shall consist of not less than three (3) and not more than five (5) persons, as shall be designated by the Bylaws.

ARTICLE X.- BOARD OF DIRECTORS AND OFFICERS

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

<u>Name</u>	<u>Address</u>
TORRENCE L. HUNT	13365 West Hillsborough Avenue Tampa, Florida 33635
KATIE GOFF	13365 West Hillsborough Avenue Tampa, Florida 33635
HAROLD FLEMING	13365 West Hillsborough Avenue Tampa, Florida 33635

The Directors shall not be compensated by the Association for their services as Directors.

ARTICLE XI.- RECALL AND REMOVAL OF DIRECTORS

Subject to the provisions of Article XIII hereof, and the provisions of the Florida Condominium Act, Chapter 718, Florida Statutes, and the rules and regulations promulgated pursuant thereto, Directors may be recalled from office with or without cause, by the affirmative vote of a majority of the voting interests of the Association.

ARTICLE XII.- INDEMNIFICATION OF OFFICERS AND DIRECTORS

All officers and Directors shall be indemnified by the Association to the maximum extent required and allowed by Florida law. The Association may purchase and maintain insurance on behalf of all officers and Directors against any liability asserted against them or incurred by them in their capacity as officers and Directors or arising out of their status as such.

ARTICLE XIII.- RIGHTS OF DEVELOPER

As more particularly set forth in Section 718.301(1), Florida Statutes, United Business Park, Inc., a Florida corporation, which is the Developer of United Business Park, a Condominium, and which is referred to herein as the Developer, shall have the right to appoint all of the Directors of the Association (which Directors need not be Unit Owners), subject to the following:

A. When fifteen percent (15%) or more of the Units in the Condominium that will be operated ultimately by the Association are conveyed to Owners other than the Developer, such Unit Owners shall be entitled to elect not less than one-third (1/3) of the Directors.

B. Unit Owners other than the Developer shall be entitled to elect not less than a majority of the Directors upon the occurrence of the earliest of the following:

1. Three (3) years after fifty percent (50%) of the Units that will be operated ultimately by the Association have been conveyed to purchasers; or

2. Three (3) months after ninety percent (90%) of the Units that will be operated ultimately by the Association have been conveyed to purchasers; or

3. When all of the Units that will be operated ultimately by the Association have been completed, some of them have been conveyed to purchasers, and none of the others are being offered for sale by the Developer in the ordinary course of business; or

4. When some of the Units have been conveyed to purchasers and none of the others are being constructed or offered for sale by the Developer in the ordinary course of business;

5. When the Developer files a petition seeking protection in bankruptcy;

6. When a receiver for the Developer is appointed by a Circuit Court and is not discharged within thirty (3) days after such appointment, unless the Court determines within thirty (30) days after appointment of the receiver that transfer of control would be detrimental to the Association or its Members; or

7. Seven (7) years after recordation of the Declaration of Condominium creating the initial phase in the Public Records of Hillsborough County, Florida.

C. The Developer shall be entitled to elect at least one member of the Board of Directors of the Association as long as the Developer holds for sale in the ordinary course of business at least five percent (5%) of the Units in the Condominium. After the Developer relinquishes control of the Association in accordance with the Declaration of Condominium, these Articles of Incorporation, the Bylaws of the Association and Section 718.301, Florida Statutes, the Developer may exercise the right to vote any Developer-owned Units in the same manner as any other Unit Owner except for purposes of reacquiring control of the Association or selecting the majority members of the Board of Directors.

D. Any Director appointed by the Developer may be removed and replaced by the Developer at any time, subject only to the foregoing rights of the Unit Owners.

E. Pursuant to Section 718.404(2), Florida Statutes, subject to Section 718.301, Florida Statutes, where the number of Units in the Condominium equals or exceeds fifty percent (50%) of the total Units operated by the Association, Owners of the Units shall be entitled to vote for a majority of the seats on the Board of Directors.

ARTICLE XIV.- 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 such Bylaws.

ARTICLE XV.- SUBSCRIBER

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

<u>Name</u>	<u>Address</u>
TORRENCE L. HUNT	13365 West Hillsborough Avenue Tampa, Florida 33635

ARTICLE XVI.- AMENDMENT

These Articles of Incorporation may be amended as set forth in Chapter 617, Florida Statutes; provided, however, that any such amendment shall be approved by at least seventy-five percent (75%) of the voting interests of the Association. Until the election of a majority of the Directors by Unit Owners other than Developer, no amendment shall be effective without the written consent of the Developer.

The undersigned, being the Incorporator of this corporation, for the purpose of forming this corporation not for profit under the laws of the State of Florida, has executed these Articles of Incorporation this 14th day of March, 2011.



TORRENCE L. HUNT

STATE OF FLORIDA)
COUNTY OF HILLSBOROUGH)

The foregoing instrument was acknowledged before me, a notary public authorized to take acknowledgments in the State and County set forth above, this by TORRENCE L. HUNT, who is personally known to me and who did not take an oath, and he acknowledged to and before me that he executed said Articles of Incorporation for the purposes therein expressed.

WITNESS my hand and official seal this 14th day of March, 2011, in the aforesaid County and State.



NOTARY PUBLIC



Signature of Notary Public
JAYNE L. LAWTON

Printed Name of Notary Public
Commission Number:
My Commission Expires:

FILED
11 MAR 15 AM 8:01
SECRETARY OF STATE
TALLAHASSEE FLORIDA

FILED

**CERTIFICATE DESIGNATING REGISTERED AGENT
AND STREET ADDRESS FOR SERVICE OF PROCESS
WITHIN FLORIDA**

11 MAR 15 AM 8:01
SECRETARY OF STATE
TALLAHASSEE FLORIDA

Pursuant to Section 48.091, Florida Statutes, UNITED BUSINESS PARK CONDOMINIUM ASSOCIATION, INC., a Florida corporation not for profit, desiring to organize under the laws of the State of Florida, hereby designates TORRENCE L. HUNT, located at 13365 West Hillsborough Avenue, Tampa, Florida 33635, as its Registered Agent to accept service of process within the State of Florida.

ACCEPTANCE BY REGISTERED AGENT

Having been named Registered Agent and designated to accept service of process for the above named corporation, at the place designated herein, I hereby agree to act in this capacity, and I further agree to comply with the provisions of all statutes relative to the proper and complete performance of my duties as Registered Agent.

Dated the 14th day of March, 2011.



TORRENCE L. HUNT