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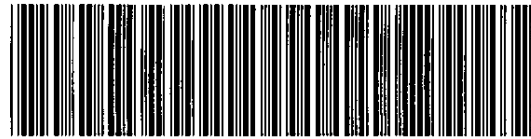
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DIVISION OF CORPORATIONS
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JP 3/16/11

STONE & GERKEN, P.A.

ATTORNEYS AT LAW

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LEWIS W. STONE
SCOTT A. GERKEN

KATRINA M. THOMAS
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BENJAMIN M. BOYLSTON

December 6, 2010

Department of State
Division of Corporations
Post Office Box 6327
Tallahassee, FL 32314

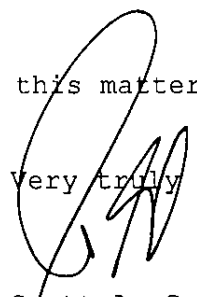
Re: **Professional Offices at 180 Laurel Manor, Inc.**

Dear Sir or Madam:

Enclosed please find the original and copy of the Articles of Incorporation for the above-referenced not for profit corporation. Also, enclosed is a check in the amount of \$78.75 which represents your filing fee for the Articles of Incorporation and certified copy of the Articles of Incorporation.

Thank you for your assistance in this matter.

Very truly yours,


Scott A. Gerken

SAG:tf

Enclosures

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FLORIDA DEPARTMENT OF STATE
Division of Corporations

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December 13, 2010

SCOTT A. GERKEN, ESQUIRE
4850 N. HIGHWAY 19A
MOUNT DORA, FL 32757

SUBJECT: PROFESSIONAL OFFICES AT 180 LAUREL MANOR, INC.
Ref. Number: W10000057584

We have received your document for PROFESSIONAL OFFICES AT 180 LAUREL MANOR, INC. and your check(s) totaling \$78.75. However, the enclosed document has not been filed and is being returned for the following correction(s):

The Florida Statutes require an entity to designate a street address for its principal office address. A post office box is not acceptable for the principal office address. The entity may, however, designate a separate mailing address. The mailing address may be a post office box.

You must list at least one incorporator with a complete business street address.

Section 617.0803, Florida Statutes, requires that the board of directors never have fewer than three directors.

The document must contain written acceptance by the registered agent, (i.e. "I hereby am familiar with and accept the duties and responsibilities as Registered Agent.")

The registered agent must sign accepting the designation.

An effective date may be added to the Articles of Incorporation if a 2011 date is needed, otherwise the date of receipt will be the file date. A separate article must be added to the Articles of Incorporation for the effective date.

Please return the corrected original and one copy of your document, along with a copy of this letter, within 60 days or your filing will be considered abandoned.

If you have any questions concerning the filing of your document, please call (850) 245-6973.

Claretha Golden
Regulatory Specialist II
New Filing Section

Letter Number: 310A00028809

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ARTICLES OF INCORPORATION
OF
PROFESSIONAL OFFICES AT 180 LAUREL MANOR, INC.

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ARTICLE I - NAME

The name of the corporation shall be Professional Offices at 180 Laurel Manor, Inc.

Capitalized terms in these Articles of Incorporation and the Bylaws promulgated hereunder, except as set forth in those respective documents, shall have the same meanings ascribed to them in the Declaration of Condominium for the Professional Offices at 180 Laurel Manor, a Condominium.

ARTICLE II - PRINCIPAL OFFICE

The principal place of business and mailing address of this corporation shall be 1950 Laurel Manor Drive, Suite 180, The Villages, Florida 32162.

ARTICLE III - PURPOSES

The purposes and objects of the corporation are such as are authorized under Chapter 617 of the Florida Statutes and include providing for the maintenance, preservation, administration, and management of "**Professional Offices at 180 Laurel Manor, a Condominium**," a condominium under the Florida Condominium Act pursuant to a declaration of condominium executed on November 19, 2010 and recorded on November 24, 2010, in the office of the Clerk of the Circuit Court of the County of Sumter County, State of Florida, in the Official Records at Book 2255 beginning at page 626.

The corporation is organized and operated solely for administrative and managerial purposes. It is not intended that the corporation show any net earnings, but no part of any net earnings that do occur shall inure to the benefit of any private member. If, in

any taxable year, the net income of the corporation from all sources other than casualty insurance proceeds and other nonrecurring items exceeds the sum of: (1) total common expenses for which payment has been made or liability incurred within the taxable year; and (2) reasonable reserves for common expenses and other liabilities in the next succeeding taxable year, such excess shall be held by the corporation and used to reduce the amount of Assessments that would otherwise be required in the following year. For such purposes, each Unit Owner will be credited with the portion of any excess that is proportionate to his or her interest in the common elements of the condominium.

ARTICLE IV - MEMBERS

Each condominium unit shall have appurtenant to it a membership in the corporation, which membership shall be held by the person or entity, or in common by the persons or entities owning such unit, except that no person or entity holding title to a unit as security for performance of an obligation shall acquire the membership appurtenant to the unit by virtue of the title ownership. In no event may any membership be severed from the unit to which it is appurtenant. Each membership in the corporation shall entitle the holder or holders of it to exercise one vote, as established in the declaration.

ARTICLE V - INITIAL REGISTERED OFFICE AND AGENT

The address of the initial registered office of the corporation is 1950 Laurel Manor Drive, Suite 180, The Villages, FL 32162.

The name of the initial registered agent at the office is: *John W. Bonner*.

ARTICLE VI - INCORPORATORS

The names and residences of the incorporators of the corporation are as follows:

Name	Residence
John W. Bonner	130 Whitecap Circle Maitland, FL 32751

ARTICLE VII - DIRECTORS

The number of persons constituting the first board of directors is *four*. The names and addresses of the directors who are to serve until the first annual meeting of the members or until their successors are elected and qualified are:

Name	Residence	Electing Unit
John W. Bonner	130 Whitecap Circle Maitland, FL 32751	2
Don Ilkka	8301 CR 44, Leg A Leesburg, FL 34748	1
Donna Bonner	130 Whitecap Circle Maitland, FL 32751	2
Kathleen A. Ilkka	8301 CR 44, Leg A Leesburg, FL 34748	1

Two director seats are assigned to each unit (as indicated above). The unit owner shall always be exclusively entitled to elect directors to those seats assigned to such owner's unit. At the first annual meeting, each unit owner shall elect one director for a term of one year, and one director for a term of two years; at each annual meeting after that, each unit owner shall elect for a term of two years each as many directors as are necessary to fill seats assigned

to such owner's unit which have been vacated due to death, resignation, or expiration of term. The expiration of each director's terms shall coincide with the annual meeting in the last year of his term, even if this causes the term to be slightly shorter or longer than two years.

ARTICLE VIII - OFFICERS

The affairs of the corporation are to be managed by a president, vice president, secretary, assistant secretary, and treasurer who will be accountable to the board of administration. Officers will be elected annually in the manner set forth in the bylaws or, if there are no bylaws, in accordance with Florida law.

The names of the officers who are to serve until the first election of officers are as follows:

<i>President</i>	<i>John W. Bonner</i>
<i>Vice President</i>	<i>Don Ilkka</i>
<i>Secretary</i>	<i>Don Ilkka</i>
<i>Treasurer</i>	<i>John W. Bonner</i>

ARTICLE IV - BYLAWS

Bylaws regulating operation of the corporation may be adopted from time to time in accordance with applicable law and as set forth herein. The bylaws may be amended by the first board of directors until the first annual meeting of members. Thereafter, the bylaws shall be amended by the members in the manner set forth in the bylaws.

ARTICLE X - POWERS OF CORPORATION

To promote the health, safety, and welfare of the occupants of *Professional Offices at 180 Laurel Manor, a Condominium* the corporation may:

(1) exercise all of the powers and perform all of the duties of the association as set forth in the declaration of condominium and in the bylaws attached thereto, as those documents may from time to time be amended;

(2) determine, levy, collect, and enforce payment by any lawful means of all Assessments for common charges, and pay such common charges as the same become due;

(3) take and hold by lease, gift, purchase, devise or bequest any property, real or personal, including any unit in the condominium, borrow money and mortgage any property to finance the acquisition of it on the unanimous vote of of members, and transfer, lease, and convey any such property;

(4) dedicate or otherwise transfer all or any portion of the Common Areas to any municipality, public agency, authority or utility on the approval of a majority of the members; and


(5) have and exercise any and all rights, privileges and powers which may be held or exercised by corporations not for profit generally under Chapter 617 of the Florida Statutes, or by associations of Unit Owners under the Condominium Act.

ARTICLE XI - DISSOLUTION

This corporation may be dissolved at any time with the written consent of all the members to it. On dissolution, the assets of the corporation shall be dedicated to an appropriate municipality, public

agency or authority to be used for purposes similar to those for which the corporation is organized. In the event such dedication is not accepted, such assets shall be conveyed or assigned to any nonprofit corporation, association, or other organization devoted to purposes similar to those for which this corporation is organized.

I, the undersigned, being the subscriber and incorporator of this corporation, for the purpose of forming this nonprofit corporation under the laws of the State of Florida, have executed these Articles of Incorporation this 8th day of March, 2011.




John W. Bonner

STATE OF FLORIDA
COUNTY OF LAKE

BEFORE ME, the undersigned authority, personally appeared JOHN W. BONNER, who produced identification and who did take an oath and who executed the foregoing Articles of Incorporation and he acknowledged to and before me that he executed such instrument.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 8th day of March, 2011.



NOTARY PUBLIC

Notary Public Printed Name

My Commission Expires:
Commission No.:



ACCEPTANCE OF DESIGNATION OF RESIDENT AGENT

Having been named to accept service of process for the above stated corporation, at the place designated in this Certificate, I hereby accept to act in this capacity, and agree to comply with the provisions of said act relating to keeping open said office.



John W. Bonner, Registered Agent

3-8-2011
Date

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