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October 12, 2011

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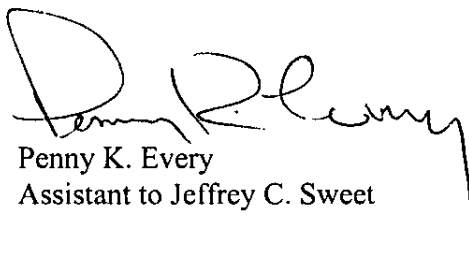
Re: Hyde Park Commercial Lot Owners Association, Inc.

To Whom It May Concern:

Enclosed please find original Articles of Incorporation and one (1) copy thereof for certification which we ask be filed with your office. Our firm check in the sum of \$78.75 is also enclosed in payment of the State's various fees.

Thanking you in advance for your attention to this matter, I remain,

Very truly yours,



Penny K. Every
Assistant to Jeffrey C. Sweet

Enclosures

**ARTICLES OF INCORPORATION
OF
HYDE PARK COMMERCIAL LOT OWNERS ASSOCIATION, INC.**
(A Corporation not for profit under
the laws of the State of Florida.)

The undersigned hereby associate themselves into a corporation not for profit under Chapter 617, Florida Statutes, and certify as follows:

ARTICLE 1.
NAME

1.1 The name of the corporation shall be Hyde Park Commercial Lot Owners Association, Inc. For convenience, the corporation shall be referred to in this instrument as the "Association."

1.2 After filing with the Florida Secretary of State, the name of the Association may be amended only with a unanimous vote of the members of the Association.

ARTICLE 2.
PURPOSE

2.1 The purpose for which the Association is organized is to provide an entity for the operation and management of Hyde Park Commercial, a Platted, Planned, Commercial Development ("PCD"), pursuant to City of Daytona Beach Ordinances and the Planned District Agreement (as same may be amended from time to time) and to undertake the duties and acts incident to administration, management and operation of said Association. The actual location of the PCD is described by Legal Description attached as Exhibit A. The actual street address of the Association is Lot 1 and Lot 2, Hyde Park Commercial, International Speedway Boulevard, Daytona Beach, FL. The principal office of the Association shall be as provided herein.

2.2 The Association shall make no distributions of income to its members, directors or officers. The Association shall be conducted as a non-profit organization for the benefit of its members pursuant to Florida law.

ARTICLE 3.
POWERS

The Association shall have the following powers:

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

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3.2 The Association shall have all of the powers and duties set forth by Florida law and all of the powers and duties reasonably necessary to operate the Association pursuant to these Articles of Incorporation, the By Laws, the Planned District Agreement, the Declaration of Covenants, Conditions and Restrictions and any other documents properly adopted, as they may be amended from time to time ("Governing Documents") including but not limited to the following:

a. To make and establish reasonable rules and regulations governing the use of the Lots and the Common Areas of the PCD.

b. To make and collect assessments against members of the Association as Lot Owners to defray the costs, expenses and losses of the Association.

c. To use the proceeds of assessments in the exercise of its powers and duties.

d. To maintain, repair, replace, operate and manage the property comprising the PCD; including the right to reconstruct improvements after casualty and to make further improvements to the PCD Property.

e. To purchase insurance upon the PCD Property and insurance for the protection of the Association.

f. To approve or disapprove the transfer, leasing, mortgaging and ownership of Lots, if such approval is required by the Governing Documents.

g. To enforce by legal means the provisions of Florida law, the Planned District Agreement, these Articles of Incorporation, the By-Laws of the Association, the Declaration of Covenants, Conditions and Restrictions, the Rules and Regulations governing the use of the PCD Property and any other Governing Documents.

h. To contract for the management of the PCD and to delegate to such contractors all powers and duties of the Association, except such powers as are specifically required by the PCD to have approval of the Board of Directors or the membership of the Association.

i. To contract for the management or operation of portions of the Common Areas susceptible to separate management or operation.

j. To employ personnel to perform the services required for proper operation of the PCD.

k. To exercise, undertake and accomplish all of the rights, duties and obligations which may be granted to, or imposed upon, the Association pursuant to the Governing Documents aforementioned.

3.3 All funds and the titles of all properties acquired by the Association, and any proceeds therefrom, shall be held for the members in accordance with the provisions of the Governing Documents.

3.4 The powers of the Association shall be subject to, and shall be exercised in accordance with, the provisions of the Governing Documents.

ARTICLE 4. **MEMBERS**

The qualification of the members, the manner of their admission to membership and termination of such membership, and voting by members shall be as follows:

4.1 The members of the Association shall consist of all of the record title owners of Lot 1 and Lot 2 of Hyde Park Commercial, a Platted Subdivision in Volusia County, Florida (Legal Description attached as Exhibit A). The owner of Lot 1 anticipates constructing a Commercial Condominium and recording a Declaration of Condominium converting Lot 1 to the Condominium form of ownership, pursuant to the Florida Condominium Act. Upon the recording of a Declaration of Condominium for Lot 1, the Condominium Association created by the Declaration of Condominium shall become the Member of the Association representing all Condominium Suites within the Condominium located on Lot 1. No other persons or entities shall be entitled to membership except as provided in Paragraph 4.5 of this Article 4. After termination of the Condominium, the members of the Association shall consist of the Owner of Lot 1 and those Suite Owners who are members at the time of such termination, and their successors and assigns. Upon termination of the Condominium, the Association will be required to determine the percentage interest of each Suite Owner and a majority vote of the Suite Owners will determine the representative that will represent Lot 1 as a Member in the Association. After the designation is made, the representative can only be replaced by a majority vote of the former Suite Owners in the terminated Condominium which replacement must be duly certified by written instrument delivered to the Association.

4.2 Change of membership in the Association shall be established by recording in the public records of Volusia County, Florida, a deed or other instrument establishing a record title to a Lot. After the recording of a Declaration of Condominium for Lot 1, no change in ownership of a Condominium Suite shall affect the status of the Condominium Association as the representative Member of the Association for Lot 1. Unless otherwise designated by the Condominium Association, the President of the Condominium Association shall be the natural person voting the interest on behalf of Lot 1. The owner or owners designated by such instrument thus becomes a member of the Association and the membership of the prior owner is terminated. The Association may require delivery to the Association of a true copy of the recorded deed as a condition of permitting a member to vote and to use the Common Areas.

4.3 The interest 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 the Lot. The funds and assets of the Association belong solely to the Association subject to the limitation that same be expended, held or used for the benefit of the membership and for the purposes authorized herein, in the Governing Documents which may be hereafter adopted.

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4.4 On all matters upon which the membership shall be entitled to vote, there shall be one vote appurtenant to each Lot, which vote shall be exercised or cast in the manner provided in the By-Laws of the Association.

4.5 Until such time as the Declaration of Condominium for Lot 1 is recorded, the membership of the Association shall be comprised of the Owners of Lot 1 and Lot 2, each of whom shall be entitled to cast one (1) vote on all matters on which the membership shall be entitled to vote.

ARTICLE 5.
PRINCIPAL OFFICE

The principal office of the Association shall be located at 595 West Granada Boulevard, Suite A, Ormond Beach, FL 32174. The Association 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 Directors. The Board of Directors may change the principal office by majority vote of the Board of Directors with the change occurring immediately upon filing of the new address with the Florida Secretary of State.

ARTICLE 6.
DIRECTORS

6.1 The affairs of the Association will be managed by a Board consisting of not less than three (3) nor more than five (5) directors. The number of members of the Board of Directors shall be as provided from time to time by the By-Laws of the Association, and in the absence of such determination shall consist of three (3) directors. Directors need not be members of the Association.

6.2 Directors of the Association shall be selected and designated at the annual meeting of the members in the manner determined by 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.

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

KEVIN MAHL	11106 Treynorth Drive Cornelius, NC 29031
JAMIE ROLEWICZ	11106 Treynorth Drive Cornelius, NC 29031
JEFFREY C. SWEET	595 W. Granada Blvd., Suite A Ormond Beach, FL 32174

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TALLAHASSEE, FLORIDA

6.4 The Board of Directors shall elect a President, Secretary, Treasurer, and as many Vice Presidents, Assistant Secretaries, and Assistant Treasurers as the Board of Directors shall determine. The President shall be elected from among the membership of the Board of Directors, but no other officer need be a director. The same person may hold two offices, the duties of which are not incompatible; provided however, that the office of President and Vice President shall not be held by the same person, nor shall the office of President and Secretary or Assistant Secretary be held by the same person.

ARTICLE 7.

OFFICERS

The affairs of the Association shall be administered by the officers; who shall be appointed by, and shall serve at, the pleasure of the Board of Directors. The names and addresses of the officers who shall serve until their successors are designated by the Board of Directors are as follows:

NAME TITLE

KEVIN MAHL
President

JAMIE ROLEWICZ
Secretary/Treasurer

JEFFREY C. SWEET
Director

ADDRESS

11106 Treynorth Drive
Cornelius, NC 29031

11106 Treynorth Drive
Cornelius, NC 29031

595 W. Granada Blvd., Suite A
Ormond Beach, FL 32174

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STATE
TALLAHASSEE, FLORIDA

ARTICLE 8.

INDEMNIFICATION

8.1 Every director and every officer of the Association shall be indemnified by the Association, to the extent the Association is insured, against all expenses and liabilities, (including reasonable attorneys' fees) incurred by or imposed upon him or her in connection with any proceeding or any settlement of any proceeding to which he/she may be a part of, or in which he/she may become involved by reason of his/her being or having been a director or officer of the Association, whether or not he/she is a director or officer at the time such expenses are incurred, except when the director or officer is adjudged guilty of willful misfeasance or malfeasance in the performance of his/her duties. Any payments for indemnification pursuant to this Article must be approved by the Board of Directors. The Board of Directors must determine that the expense being reimbursed is reasonable. If an indemnification payment is pursuant to a settlement, the settlement must be in the best interest of the Association.

8.2 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.

ARTICLE 9.
BY-LAWS

9.1 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 10.
TERM

The effective date upon which this Association shall come unto existence shall be the date of subscription and acknowledgment of these Articles, and it shall exist perpetually thereafter unless dissolved according to law.

ARTICLE 11.
AMENDMENTS

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

11.1 A Resolution for the adoption of a proposed amendment may be proposed by the Board of Directors, any Lot Owner or the Condominium Association representing Lot 1, whether meeting as members or by instrument in writing signed by them.

11.2 Upon any amendment or amendments to these Articles of Incorporation being proposed by said Board of Directors or members, such proposed amendment or amendments shall be transmitted to the President of the Association or other officer of the Association in the absence of the President, who shall thereupon call a special meeting of the Members of the Association for a day no sooner than ten (10) days nor later than sixty (60) days from the receipt by him of the proposed amendment or amendments, and it shall be the duty of the secretary to give to each member written or printed notice of such meeting, stating the time and place of the meeting and reciting the proposed amendment or amendments in reasonably detailed form, which notice shall be mailed to or presented personally to each member not less than seven (7) nor more than thirty (30) days before the date set for such meeting. If mailed, such notice shall be assumed to be properly given when deposited in the United States Mail, addressed to the member at his post office address as it appears on the records of the Association, the postage thereon prepaid. Any member may, by written waiver of notice signed by such member waive such notice, and such waiver when filed in the records of the Association, whether before or after the holding of the meeting, shall be deemed equivalent to the giving of such notice to such member. At such meeting the amendment or amendments proposed must be approved by unanimous vote of the members of the Association in order for such amendment or amendments

to become effective.

11.3 A copy of each amendment, after it has become effective, shall be transcribed and certified in such form as may be necessary to register the same in the office of the Secretary of State of the State of Florida. Upon the registration of such amendment or amendments with the Florida Secretary of State, a certified copy thereof shall be recorded in the public records of Volusia County, Florida, promptly after the same are so registered. The effective date of the Amendment shall be the date when the Amendment was passed by the appropriate vote of the Membership.

11.4 At any meeting held to consider any amendment or amendments of these Articles of Incorporation, the written vote of any member of the Association shall be recognized if such member is not in attendance at such meeting or represented by proxy; provided such written vote is delivered to the Secretary of the Association at, or prior to, such meeting.

11.5 In the alternative, an amendment may be made by an agreement executed by all the record owners of all suites with the formality required for a deed.

11.6 No Amendment shall make any changes in the qualification for membership, nor any change in Article 3 hereof without unanimous consent of all members of the Association and the joinder of all record owners of mortgages encumbering a Lot. No Amendment shall be made that is in conflict with Florida law or the Governing Documents. No amendment shall make any change in the voting rights of members unless the members whose rights are affected and the holders of mortgages encumbering their Suites consent in writing to such change.

ARTICLE 12.

SUBSCRIBERS

The names and addresses of the subscribers of these Articles of Incorporation are as follows:

<u>NAME</u>	<u>ADDRESS</u>
KEVIN MAHL	11106 Treynorth Drive Cornelius, NC 29031
JAMIE ROLEWICZ	11106 Treynorth Drive Cornelius, NC 29031
JEFFREY C. SWEET	595 W. Granada Blvd., Suite A Ormond Beach, FL 32174

IN WITNESS WHEREOF, the subscribers have affixed their signatures this the 7th day of October, 2011.

11 OCT 13 PM 5:05
CLERK OF STATE
TALLAHASSEE, FLORIDA

Signed, sealed and delivered in our presence:

Penny King Every
(First Witness)

Penny King Every
(Printed/typed name)

Melissa Chapman
(Second Witness)

Melissa Chapman
(Printed/typed name)

K. Mahl
Kevin Mahl

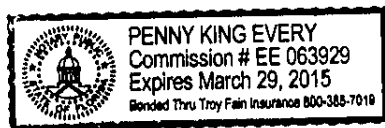
Jamie Rolewicz
Jamie Rolewicz

Jeffrey C. Sweet
Jeffrey C. Sweet

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STATE OF FLORIDA
TALLAHASSEE, FLORIDA

STATE OF FLORIDA
COUNTY OF VOLUSIA

The foregoing instrument was acknowledged before me this 7th day of October, 2011 by KEVIN MAHL, JAMIE ROLEWICZ AND JEFFREY C. SWEET who [x] are personally known to me or [] have produced their driver's licenses as identification and who [] did [x] did not take an oath.



Penny King Every
NOTARY PUBLIC

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

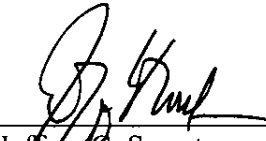
Pursuant to Section 48.091, Florida Statutes, HYDE PARK COMMERCIAL LOT OWNERS ASSOCIATION, INC., desiring to incorporate under the laws of the State of Florida hereby designates JEFFREY C. SWEET, 595 West Granada Boulevard, Suite A, Ormond Beach, FL 32174, as its Registered Agent and the street address of its office, respectively, for the service of process within the State of Florida.

HYDE PARK COMMERCIAL LOT
OWNERS ASSOCIATION, INC.

By: K. Mahl
Kevin Mahl, President

ACCEPTANCE OF DESIGNATION

The undersigned hereby accepts the foregoing designation as Registered Agent of HYDE PARK COMMERCIAL LOT OWNERS ASSOCIATION, INC., for the service of process within the State of Florida.



Jeffrey C. Sweet

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