

N/12000005406

Florida Department of State  
Division of Corporations  
Electronic Filing Cover Sheet

**Note: Please print this page and use it as a cover sheet.** Type the fax audit number (shown below) on the top and bottom of all pages of the document.

((H12000141141 3)))



H120001411413ABCP

**Note: DO NOT hit the REFRESH/RELOAD button on your browser from this page.** Doing so will generate another cover sheet.

To: Division of Corporations  
Fax Number : (850)617-6381

From: Account Name : PRESTON O. COCKEY, JR., P.A.  
Account Number : I20040000112  
Phone : (813)275-5015  
Fax Number : (813)275-5016

**\*\*Enter the email address for this business entity to be used for future annual report mailings. Enter only one email address please.**

Email Address: \_\_\_\_\_

**FLORIDA PROFIT/NON PROFIT CORPORATION**  
**Park Industrial Property Owners Association, Inc.**

Certificate of Status	1
Certified Copy	0
Page Count	06
Estimated Charge	\$78.75

Electronic Filing Menu

Corporate Filing Menu

Help

RECEIVED

12 MAY 29 PM 3:24

FILED

12 MAY 29 AM 10:46

SECRETARY OF STATE  
DIVISION OF CORPORATIONS

SECRETARY OF STATE  
DIVISION OF CORPORATIONS

FILED

12 MAY 29 AM 10:46

SECRETARY OF STATE  
TALLAHASSEE, FLORIDA  
(((H12000141141 3)))

**ARTICLES OF INCORPORATION**

**OF**

**PARK INDUSTRIAL PROPERTY OWNERS ASSOCIATION, INC.**

The undersigned, acting as incorporator of a not-for-profit corporation under Chapter 617 of the Florida Statutes, does hereby adopt the following Articles of Incorporation for such corporation:

**ARTICLE I**

The name of this corporation shall be PARK INDUSTRIAL PROPERTY OWNERS ASSOCIATION, INC. (the "Association").

**ARTICLE II**

The principal place of business of the Association is:

6101 45<sup>th</sup> Street North  
St. Petersburg, Florida 33781

The name and address of the Registered Agent for this Association is:

John Morgan Brunson, Esq.  
4250 Central Avenue  
Saint Petersburg, FL 33711

**ARTICLE III**

Capitalized terms used herein, and not otherwise defined, shall have the meanings ascribed to such terms in the Declaration of Covenants, Conditions, Easements and Restrictions for Park Industrial Properties (the "Declaration") to which these Articles are attached.

The specific purpose for which the Association is formed is to provide for the maintenance, repair and improvement of all Common Areas contained within, or as may be necessary to maintain access to the lots of the subdivision to be known as follows:

Lots 1 and 2, PARK INDUSTRIAL PROPERTIES, according to the Plat thereof, recorded in Plat Book \_\_, Page \_\_, of the Public Records of Pinellas County, Florida.

The land described in the above legal description shall hereinafter be collectively

(((H12000141141 3)))

((H12000141141 3)))

referred to as "the Properties".

In furtherance of such purpose, the Association shall have the power to:

(a) Perform all of the duties and obligations of the Association as set forth in the Declaration applicable to the Properties.

(b) Affix, levy, and collect, and enforce payment by any lawful means of, all charges and assessments pursuant to the terms of the Declaration; and pay all expenses in connection therewith, and all office and other expenses incidental to the conduct of the business of the Association, including all expenses, licenses, taxes, or governmental charges levied on or imposed against the Association.

(c) Acquire by gift, purchase or otherwise, own, hold and improve, build upon, operate, maintain, convey, sell, lease, transfer, dedicate to public use, or otherwise dispose of real and personal property in connection with the affairs of the Association;

(d) Borrow money to carry out the duties and obligations of the Association and, subject to the consent by vote or written instrument of three-fourths of the Members entitled to vote, mortgage, or pledge any or all of its real or personal property as security for money borrowed or debts incurred which security interests shall be subordinated and inferior to all then existing mortgages, assignments, or pledges of said property;

(e) Have and exercise any and all powers, rights, and privileges that a non-profit corporation organized under Chapter 617 of the Florida Statutes by law may now or hereafter have or exercise.

(f) Sue and be sued.

(g) Operate and maintain the surface water management system facilities, including all inlets, ditches, swales, culverts, water control structures, retention and detention areas, ponds, lakes, flood plain compensation areas, wetlands and any associated buffer areas, and wetland mitigation areas.

(h) Contract for services to carry out the duties and obligations of the Association.

The Association is organized, and shall be operated exclusively and can take any action necessary for, the purposes set forth above. The activities of the Association will be financed by assessments against Members as provided in the Declaration, and no part of any net earnings of the Association will inure to the benefit of any Member.

((H12000141141 3)))

((H12000141141 3)))

**ARTICLE IV**

"Members" shall mean the owners of the lots constituting the Properties. The voting rights of Members shall be as set forth in the By-Laws.

**ARTICLE V**

The period of duration of the Association shall be perpetual, unless the Declaration is terminated, upon which termination the Association shall dissolve.

**ARTICLE VI**

The name and residence address of the incorporator is:

JOHN MORGAN BRUNSON, ESQUIRE  
4250 Central Avenue  
St. Petersburg, FL 33711

**ARTICLE VII**

The affairs of the Association shall be managed by a president, a secretary and a treasurer who shall at all times be members of the board of directors. Such officers shall be elected at the first meeting of the board of directors following each annual meeting of Members.

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

Todd C. Werner	President
Jim Naset	Secretary and Treasurer

**ARTICLE VIII**

The number of persons constituting the first Board of Directors of the Association shall be three (3), and the names and addresses of the persons who shall serve as directors until the first election are:

Todd Werner	1038 Park Street North St. Petersburg, FL 33710
Jim Naset	853 180 <sup>th</sup> Avenue North Redington Shores, FL 33708
Brian Wiley	6101-45 <sup>th</sup> North St. Petersburg, FL 33714

((H12000141141 3)))

((H12000141141 3)))

Directors shall be appointed as stated in the By-Laws.

**ARTICLE IX**

The By-laws of the Association may be made, altered, or rescinded at any annual meeting of the Association, or at any special meeting duly called for such purpose, on the affirmative vote of 3/4 of the Members existing and then entitled to vote and present at such meeting. The initial By-Laws shall be adopted by the incorporator.

**ARTICLE X**

Amendments to these Articles of Incorporation may be proposed by any Member of the Association. These articles may be amended pursuant to the same procedures set forth in the By-laws for amendments to the By-laws.

**ARTICLE XI**

On dissolution, any remaining assets of the Association shall be distributed in equal proportions to the Owners of Lots.

[REMAINDER OF PAGE LEFT INTENTIONALLY BLANK]

((H12000141141 3)))

(((H12000141141 3)))

IN WITNESS WHEREOF, the undersigned has hereunto set his hand and seal and acknowledged these Articles of Incorporation and direct that they be delivered to the Department of State for the State of Florida, this 25<sup>th</sup> day of May, 2012.

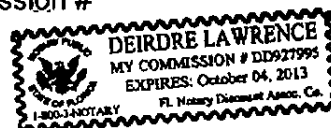
John Morgan Brunson  
JOHN MORGAN BRUNSON, ESQUIRE

STATE OF FLORIDA )

COUNTY OF PINELLAS )

The foregoing instrument was acknowledged before me this 25<sup>th</sup> day of May, 2012, by JOHN MORGAN BRUNSON, ESQUIRE, who ☒ is personally known to me or \_\_\_\_\_ who has produced ( ) a Driver's License or Non-Driver's I.D. issued by Florida or any other U.S. State; ( ) a U.S. Passport or a Foreign Passport stamped by the U.S. Immigration and Naturalization Services; ( ) a U.S. Military I.D.; ( ) a Canadian or Mexican Driver's License issued by an official agency; ( ) for an inmate in custody, and I.D. issued by the Florida Department of Corrections, as identification and who (did/did not) take an oath and acknowledged to be the incorporator signing such Articles of Incorporation.

Deirdre Lawrence  
Name  
Notary Public-State of Florida  
Commission #



(((H12000141141 3)))

(((H12000141141 3)))

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

In compliance with Section 48.091, Florida Statutes, the following is submitted:

PARK INDUSTRIAL PROPERTY OWNER'S ASSOCIATION, INC., desiring to organize or qualify under the laws of the State of Florida, with its principal place of business at 6101 45<sup>th</sup> Street North, St. Petersburg, Florida 33781, has named JOHN MORGAN BRUNSON, ESQUIRE, located at 4250 Central Avenue, St. Petersburg, FL 33711, as its agent to accept service of process within Florida.

SIGNATURE: 

TITLE: INCORPORATOR

DATE: <sup>may</sup> April 25, 2012

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 I further agree to comply with the provisions of all statutes relative to the proper and complete performance of my duties.

  
JOHN MORGAN BRUNSON, ESQUIREDate: <sup>may</sup> April 25, 2012

FILED  
12 MAY 29 AM 10:46  
SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

(((H12000141141 3)))