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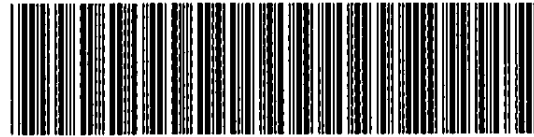
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Articles

1.

Monroe Road Condominium
(CORPORATE NAME AND DOCUMENT #)
Association, Inc.

2.

(CORPORATE NAME AND DOCUMENT #)

3.

(CORPORATE NAME AND DOCUMENT #)

4.

(CORPORATE NAME AND DOCUMENT #)

5.

(CORPORATE NAME AND DOCUMENT #)

6.

(CORPORATE NAME AND DOCUMENT #)

SPECIAL INSTRUCTIONS:

ARTICLES OF INCORPORATION 13 AUG 14 AM 8:02
OF
MONROE ROAD CONDOMINIUM ASSOCIATION, INC.

Pursuant to the provisions of Chapter 617, Florida Statutes, we, the undersigned natural persons competent to contract, acting as incorporators of a corporation not-for-profit, hereby adopt the following Articles of Incorporation:

ARTICLE I
NAME

The name of the corporation is the MONROE ROAD CONDOMINIUM ASSOCIATION, INC., hereinafter referred to as the "Association".

ARTICLE II
PRINCIPAL OFFICE AND MAILING ADDRESS

The principal office and mailing address of the Association is 707 Monroe Road, Sanford, Florida 32771.

ARTICLE III
REGISTERED AGENT

C. WILLIAM HARKINS, whose address is 707 Monroe Road, Sanford Florida 32771, is hereby appointed the initial registered agent of this Association.

ARTICLE IV
PURPOSE AND POWERS OF THE ASSOCIATION

This Association does not contemplate pecuniary gain or profit to the members thereof, and the specific purposes for which it is formed are to provide for maintenance and preservation of the Common Elements, in furtherance of the purposes as hereafter provided, and the architectural control of the Building Units (all as defined in the Condominium Declaration referred to hereinafter) within that certain tract of property described as

The Southwest ¼ of Lot 45, (Less that part lying East of Canal) of ST. JOSEPH'S according to the Plat thereof, as recorded in Plat Book 1, Page 114, Public Record of Seminole County, Florida, being more particularly described as follows:

Commence at the Southwest corner of Lot 45, ST. JOSEPH'S, according to the Plat thereof, as recorded in Plat book 1, Page 114, Public Records of Seminole County, Florida; thence run North 89 degrees 57'25" East along the North Right of Way line of Church Street, per said ST. JOSEPH'S plat a distance of 46.63 feet to the POINT OF BEGINNING; thence departing said North Right of Way line run North 45 degrees 19'55" West along the Easterly Right of Way line of Monroe Road / Upsala Road (County Road 15) a distance of 35.54 feet; thence continue along said Easterly Right of Way line, North 00 degrees 19'59" West a distance of 289.69 feet; thence departing said Easterly Right of Way line, North 89 degrees 46'23" East a distance of 229.30 feet; thence South 02 degrees 04'06" East a distance of 25.05 feet; thence South 03 degrees 29'43" West a distance of 87.31 feet; thence South 02 degrees 38'37" West a distance of 95.41 feet; thence South 05 degrees 49'46" West a distance of 88.41 feet; thence South 00 degrees 02'35" East a distance of 20.00 feet to the aforesaid North Right of Way line of said Church Street; thence South 89 degrees 57'25" West along said North Right of Way line a distance of 184.56 feet to the POINT OF BEGINNING ("Property").

(a) to promote the health, safety and welfare of the Building Owners within the above described property and any additions thereto as may hereafter be brought within the jurisdiction of this Association, and in furtherance of these purposes, to:

(b) exercise all of the powers and privileges and to perform all of the duties and obligations of the Association as set forth in that certain Declaration of Condominium for Monroe Road Condominium hereinafter and above called the "Declaration", applicable to the property and recorded or to be recorded in the office of the Clerk of the Circuit Court of Seminole County, Florida, and as the same may be amended from time to time as therein provided, said Declaration being incorporated herein as if set forth at length;

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

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

(e) participate in mergers and consolidation with other non-profit corporations organized for the same purposes provided that any such merger or consolidation shall have the assent of the required membership under Section 12.2 of the Declaration;

(f) have and to exercise any and all powers, rights, duties and privileges which a corporation organized under Chapter 617 and under Chapter 718 (the "Condominium Act"), Florida Statutes, by law may now or hereafter have and exercise.

ARTICLE V MEMBERSHIP

1. The members of the Association shall consist of all of the record owners of Building Units in the Condominium; and after termination of the Condominium shall consist of those who are members at the time of such termination and their successors and assigns.

2. After receiving approval of the Association required by the Declaration of Condominium, change of membership in the Association shall be established by recording in the public records of Seminole County, Florida, a deed or other instrument establishing a record title to

an office in the condominium and the delivery to the Association of a certified copy of such instrument. The owner designated by such instrument thus becomes a member of the Association and the membership of the prior owner is terminated.

3. The share 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 his Building Unit.

4. The owner of each Building Unit shall be entitled to the voting interest equal to the Undivided Share of the Building Unit in the Common Elements as defined in the Declaration of Condominium as a member of the Association. The exact number of votes to be cast by owners of a Building Unit and the manner of exercising voting rights shall be determined by the By-Laws of the Association and the Declaration of Condominium.

ARTICLE VI BOARD OF DIRECTORS

The affairs and property of this corporation shall be managed and governed by a Board of Directors composed of not less than three (3) nor more than five (5) persons. The first Board of Directors shall have three (3) members, and in the future the number will be determined from time to time in accordance with the provisions of the By-Laws of the corporation. The number of Directors on the Board of Directors shall always be an odd number.

The names and addresses of the persons who are to act in the capacity of Directors until the selection of their successors are:

<u>NAME</u>	<u>ADDRESS</u>
C. WILLIAM HARKINS	707 Monroe Road Sanford, Florida 32771

MATT HARKINS

707 Monroe Road
Sanford, Florida 32771

MARK HARKINS

707 Monroe Road
Sanford, Florida 32771

Directors of the Association shall be elected at the 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.

The first election of directors after the appointment provided above shall not be held until after the developer has closed the sales of Seventy-five percent (75%) of the Building Units of the Condominium, or until developer elects to terminate its control of the Condominium, subject to the conditions and limitations provided in Florida Statutes Section 713.301. The directors named in these Articles shall serve until the first election of directors, and any vacancies in their number occurring before the first election shall be filled by the remaining directors.

At each meeting thereafter, the members shall elect the appropriate number of directors for a term of one (1) year.

ARTICLE VII OFFICERS

The officers of this Association shall be a President and a Vice President, who shall at all times be members of the Board of Directors; a Secretary, a Treasurer, and such officers as the Board may from time to time by resolution create. The election of officers shall take place at the first meeting of the Board of Directors which shall follow each meeting of members as provided above. The initial names and addresses of the officers who are to serve until the first election are:

PRESIDENT

C. WILLIAM HARKINS
707 Monroe Road
Sanford, Florida 32771

VICE PRESIDENT

MARK HARKINS
707 Monroe Road
Sanford, Florida 32771

SECRETARY

MARK HARKINS
707 Monroe Road
Sanford, Florida 32771

TREASURER

MATT HARKINS
707 Monroe Road
Sanford, Florida 32771

ARTICLE VIII
INDEMNIFICATION OF OFFICERS AND DIRECTORS

1. The Association hereby indemnifies any Director or Officer made a party or threatened to be made a party to any threatened, pending or completed action, suit or proceeding:

(a) Whether civil, criminal, administrative, or investigative, other than one by or in the right of the Association to procure a judgment in its favor, brought to impose a liability or penalty on such person for an act alleged to have been committed by such person in his capacity of Director or officer of the Association, or in his capacity as Director, officer, employee or agent of any other corporation, partnership, joint venture, or other enterprise which he served at the request of the Association, against judgments, fines, amounts paid in settlement and reasonable expenses, including attorneys fees, actually and necessarily incurred as a result of such action, suit or proceeding or any appeal therein, if such person acted in good faith in the reasonable belief that such action was in the best interests of the Association, and in criminal actions or proceedings, without reasonable ground

for belief that such action was unlawful. The termination of any such action, suit or proceeding by judgment, order, settlement, conviction or upon a plea of nolo contendere or its equivalent shall not in itself create a presumption that any such Director or officer did not act in good faith in the reasonable belief that such action was in the best interests of the Association or that he had reasonable grounds for belief that such action was unlawful.

(b) By or in the right of the Association to procure a judgment in its favor by reason of his being or having been a Director or officer of the Association, or by reason of his being or having been a Director, officer, employee or agent of any other corporation, partnership, joint venture, trust or other enterprise which he served at the request of the Association, against the reasonable expenses, including solely for this reason, or solely because the Director or officer is present at or participates in the meeting of the Board of committee thereof which authorized the contract or transaction, or solely because his or their votes are counted for such purpose. No Director or officer of the Association shall incur liability by reason of the fact that he is or may be interested in any such contract or transaction.

2. Interested Directors may be counted in determining the presence of a quorum at a meeting of the Board of Directors or of a committee which authorized the contract or transaction.

ARTICLE IX BY-LAWS

By-Laws shall be initially adopted by the Board of Directors after which these By-Laws may be amended, at a regular or special meeting of the members, by a vote of a majority of a quorum of members present in person or by proxy.

ARTICLE X AMENDMENTS

Proposals for the alteration, amendment or rescission of these Articles of Incorporation may be made by any member of the Board of Directors or twenty-five percent (25%) of the voting members. Amendment of these Articles of Incorporation shall require the assent of not less than the percentage of the total number of votes called for in Paragraph 12.2 of the Declaration.

ARTICLE XI DISSOLUTION

The Association may be dissolved with the assent given in writing and signed by the holders of not less than seventy percent (70%) of the total number of votes. Upon dissolution of the Association, other than incident to a merger or consolidation, the assets of the Association shall be dedicated to an appropriate public agency to be used for the purposes similar to those for which this Association was created. In the event dedication is refused acceptance, such assets shall be granted, conveyed and assigned to any non-profit corporation, association, trust or other organization to be devoted to such similar purposes. Any action under this Article is subject to the procedures and requirements of Florida Statute 617.05.

ARTICLE XII DURATION

The corporation shall exist perpetually.

ARTICLE XIII SUBSCRIBERS

The name and address of the subscriber is as follows:

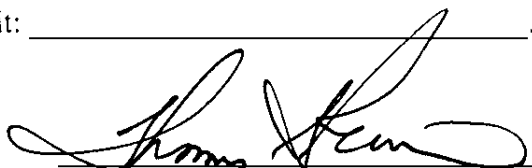
<u>NAME</u>	<u>ADDRESS</u>
C. WILLIAM HARKINS	707 Monroe Road Sanford, Florida 32771

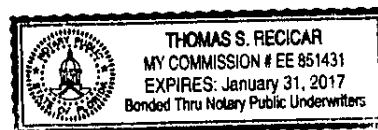
IN WITNESS WHEREOF, for the purpose of forming this corporation under the laws of the State of Florida, the undersigned, constituting the Incorporator of this Association, has executed these Articles of Incorporation this 13TH day of AUGUST, 2013.


C. WILLIAM HARKINS

STATE OF FLORIDA
COUNTY OF SEMINOLE

The foregoing instrument was acknowledged before me this 13TH day of AUGUST, 2013, by C. WILLIAM HARKINS, who (check one) ☒ is personally known to me, ☐ produced a driver's license (issued by a state of the United States within the last five (5) years) as identification, or ☐ produced other identification, to wit: _____


Print Name: _____
Notary Public, State of Florida
My Commission Expires: _____
Commission Number: _____



c:\wp2013\W Harkins\MonroeRoadCondo-articles

13 AUG 14 AM 8:02
SECRETARY OF STATE
DIVISION OF CORPORATIONS

CERTIFICATE DESIGNATING PLACE OF BUSINESS FOR SERVICE OF PROCESS WITHIN
THIS STATE, NAMING AGENT UPON WHOM PROCESS MAY BE SERVED

Pursuant to Chapter 48.091, Florida Statutes, the following is submitted in compliance with
said Act:

That, MONROE ROAD CONDOMINIUM ASSOCIATION, INC., desiring to organize
under the laws of the State of Florida, with its principal offices at 707 Monroe Road, Sanford,
Florida 32771, has named C. WILLIAM HARKINS, whose office is located at 707 Monroe Road,
Sanford, Florida 32771, as its agent to accept service of process within the State.

ACKNOWLEDGMENT

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


C. WILLIAM HARKINS

4:11:00
SECRETARY OF STATE
DIVISION OF CORPORATIONS
13 AUG 14 AM 8:02