

N/1400005556

(Requestor's Name)

(Address)

(Address)

(City/State/Zip/Phone #)

☐ PICK-UP

☐ WAIT

☐ MAIL

(Business Entity Name)

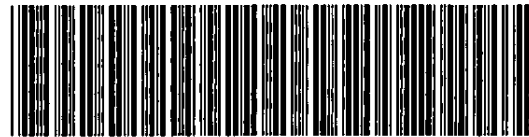
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RECEIVED  
14 JUN 10 AM 8:40

**COVER LETTER**

Department of State  
Division of Corporations  
P. O. Box 6327  
Tallahassee, FL 32314

SUBJECT: Crosstown Business Park Association, Inc.  
(PROPOSED CORPORATE NAME – MUST INCLUDE SUFFIX)

Enclosed is an original and one (1) copy of the Articles of Incorporation and a check for :

☐ \$70.00  
Filing Fee

☐ \$78.75  
Filing Fee &  
Certificate of  
Status

☐ \$78.75  
Filing Fee  
& Certified Copy

☒ \$87.50  
Filing Fee,  
Certified Copy  
& Certificate

**ADDITIONAL COPY REQUIRED**

FROM: Robert Ludlum  
Name (Printed or typed)

1849 SW South Macedo Blvd.  
Address

Port St. Lucie, FL 34984  
City, State & Zip

(772) 370-6067  
Daytime Telephone number

bobludlum@aquadimensions.com  
E-mail address: (to be used for future annual report notification)

**NOTE: Please provide the original and one copy of the articles.**

FILED  
SECRETARY OF STATE  
DIVISION OF CORPORATIONS  
14 JUN 10 AM 8:40

**ARTICLES OF INCORPORATION OF  
CROSSTOWN BUSINESS PARK ASSOCIATION, INC.  
A FLORIDA NOT FOR PROFIT CORPORATION**

**ARTICLE I  
NAME**

The name of this Corporation shall be **CROSSTOWN BUSINESS PARK ASSOCIATION, INC.**

**ARTICLE II  
DURATION**

This Corporation shall be in existence in perpetuity.

**ARTICLE III  
PLACE OF BUSINESS, ADDRESS, INCOPORATOR AND REGISTERED AGENT**

A. The principal place of business and mailing address of this Corporation is in the City of Port St. Lucie, St. Lucie County, Florida:

**PLACE OF BUSINESS:**

Crosstown Business Park Association, Inc.  
1849 SW South Macedo Blvd.  
Port St. Lucie, FL 34984

**MAILING ADDRESS:**

Crosstown Business Park Association, Inc.  
1849 SW South Macedo Blvd.  
Port St. Lucie, FL 34984

B. The Incorporators of this Corporation are:

Robert Ludlum  
1651 SW South Macedo Blvd.  
Port St. Lucie, FL 34984

C. The corporate registered agent at 1849 SW South Macedo Blvd., Port St. Lucie, FL 34984, is Charles Reller.

**ARTICLE IV  
PURPOSE**

This Corporation is organized and shall be operated exclusively as a business league, within the meaning of section 501(c)(6) of the Internal Revenue Code of 1986 or the corresponding provision of any future United States Internal Revenue law; and within such limits, to administer, and expend funds for the following purposes:

1. Collaborate to confront disorder, improve safety, and attract new businesses to the Crosstown Business Park ("CBP").

2. 'Serve as the leading pro-business organization to ensure the future growth of the CBP.
3. Create and support a desirable environment to attract businesses to the CBP.
4. Pursue and provide business development activities for member businesses.
5. Direct member resources toward important community issues through a consensus position.
6. Pursue conflict resolutions for all owners and tenants.
7. Develop and promote beautification programs that will further enhance the CBP.
8. Develop proactive crime watch programs and create partnerships between the CBP business community, law enforcement and other organizations that represent business interests.
9. Create a cooperative and sustainable working relationship with the City of Port St. Lucie.
10. Encourage compliance with the codes and ordinances of the City of Port St. Lucie.
11. Advocate for the economic vitality of the CBP.

#### **ARTICLE V ACTIVITIES NOT PERMITTED**

This Corporation shall observe all local, state and federal laws which apply to a non-profit organization as defined in section 501(c)(6) of the Internal Revenue Code of 1986 or the corresponding provision of any future United States Internal Revenue law.

#### **ARTICLE VI ADOPTION OF BYLAWS**

The Board shall adopt Bylaws consistent with these Articles. The Bylaws of this Corporation shall contain provisions for the regulation and management of the affairs of the Corporation not inconsistent with federal and/or state law or these Articles. Any provision set forth in these Articles need not be set forth in the Bylaws. These Articles need not set forth any of the Corporation's powers enumerated in the Act.

#### **ARTICLE VII MEMBERSHIP**

This Corporation shall have members. Admission of members shall be in accordance with the Bylaws. Members shall have the right to vote as set forth in the Bylaws.

## **ARTICLE VIII DIRECTORS**

The regulation of the internal affairs of the corporation shall be carried on through its Board of Directors and prescribed according to its Bylaws; the manner of their election or appointment, other than the initial Board of Directors provided for herein, shall be provided in the Bylaws. The number of directors constituting the initial Board of Directors is four (4), but the number of directors may be increased or decreased in the manner set forth in the Bylaws, provided that the number shall not be less than three. The names and addresses, including street and number, of the initial Board of Directors are:

Robert Ludlum, President/Director  
1651 SW South Macedo Blvd.  
Port St. Lucie, FL 34984

Steve Mahlschnee, Vice President/Director  
1379 SW Biltmore St.  
Port St. Lucie, FL 34984

John Pankraz, Treasurer/Director  
1691 SW South Macedo Blvd.  
Port St. Lucie, FL 34984

Charles Reller, Secretary/Director  
1849 SW South Macedo Blvd.  
Port St. Lucie, FL 34984

## **ARTICLE IX LIMITATION ON DISTRIBUTION OF ASSETS AND/OR EARNINGS**

No part of the net earnings of this Corporation shall inure to the benefit of any member, director, or officer of the Corporation or any private individual (except that reasonable compensation may be paid for services rendered to or for the Corporation affecting one or more of its purposes) and no member, director or officer of the Corporation or any private individual shall be entitled to share in the distribution of any of the corporate assets upon dissolution of the Corporation.

In the event of the Corporation's dissolution, the Corporation's residual assets will be:

- i. Distributed for one or more exempt purposes for which this corporation was organized.
- ii. Turned over to one or more organizations which themselves are exempt as organizations described in sections 501(c)(3), 501(c)(6) and 170(c)(2) of the Internal Revenue Code of 1986, as amended, or corresponding sections of any prior or future United States Internal Revenue law.

- iii. Distributed to Federal, State, or local governments exclusively for public purposes.

## **ARTICLE X DISSOLUTION**

Upon dissolution of the Corporation, after provision for creditors and payment of all costs and expenses of such dissolution, all of its remaining assets shall be distributed as prescribed in Article IX hereof and by Florida Statutes.

## **ARTICLE XI INDEMNIFICATION**

To the full extent authorized by the laws of the State of Florida, the Corporation shall indemnify any Director, Officer, Assistant Officer and/or committee member of the Corporation who is a party to or is threatened to be made a party to any threatened, pending or completed actions, suits or proceedings, whether civil, administrative or investigative, by reason of the fact that she/he is or was a Director, Officer, Assistant Officer and/or committee member of the Corporation. Furthermore, Directors, Officers, Assistant Officers and/or committee members of the Corporation shall not be liable to each other or the Corporation for any errors or omissions, including errors of judgment, or any acts or omissions made in good faith as such while serving the Corporation in any of the aforementioned capacities. The Corporation shall indemnify and hold harmless its Directors, Officers, Assistant Officers and/or committee members except for any action taken that is contrary to the provisions of these Articles, the Bylaws and/or federal, state, county or local law. Indemnification shall inure to the benefit of the heirs and personal representatives of such persons.

## **ARTICLE XII AMENDMENTS**

Amendments to these Articles of Incorporation shall be proposed by the Board of Directors and, upon such proposal, shall be presented for adoption by a majority vote of the members present at the next Annual Meeting of the Corporation or at a special meeting called for that purpose, provided that for any meeting so called, at least twenty (20) days notice in writing shall be given to such members, of the fact that an amendment to the Articles of Incorporation is to be considered and that the context of any such amendments shall be stated in such notice.

## **ARTICLE XIII NOTICES**

Notice of Meetings of the Corporation shall be as provided in the Bylaws.

**ARTICLE XIV**  
**CONFLICT OF PROVISIONS**

In the event that any portion of these Articles conflicts with any federal and/or state law, that portion shall be subordinated to the law, effect shall be given to the intent manifested by the portion held invalid or inoperative, and the remainder of these Articles shall remain valid and operative. In the event of a conflict between these Articles and Bylaws, these Articles shall govern.

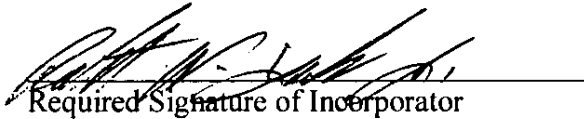
***Having been named as registered agent to accept service of process for the above stated corporation at the place designated in this certificate, I am familiar with and accept the appointment as registered agent and agree to act in this capacity.***



Required Signature of Registered Agent

6-5-14  
Date

***I submit this document and affirm that the facts stated herein are true. I am aware that any false information submitted in a document to the Department of State constitutes a third degree felony as provided for in § 817.155, F.S.***



Required Signature of Incorporator

6-5-14  
Date

04:08 PM 11 JUN 14  
CLERK OF THE COURT  
JULY 01 2014  
JULY 01 2014