

N14000010330

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.

(((H14000258105 3)))



H140002581053ABC

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 : DAVID J. WIENER, P.A.
Account Number : I20040000023
Phone : (561) 989-2911
Fax Number : (561) 361-8898

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

Email Address: jsarkisian@woolbright.net

RECEIVED
14 NOV -7 PM 2:28
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

14 NOV -14 PM 2:40
TALLAHASSEE, FLORIDA

FLORIDA PROFIT/NON PROFIT CORPORATION
CARROLLWOOD COMMERCIAL PARK CONDOMINIUM ASSOCIATION, INC.

Certificate of Status	0
Certified Copy	0
Page Count	06
Estimated Charge	\$70.00

Electronic Filing Menu

Corporate Filing Menu

Help



November 7, 2014

FLORIDA DEPARTMENT OF STATE
Division of Corporations

DAVID J. WIENER, P.A.

SUBJECT: CARROLLWOOD COMMERCIAL PARK CONDOMINIUM ASSOCIATION, INC.
REF: W14000067659

We received your electronically transmitted document. However, the document has not been filed. Please make the following corrections and refax the complete document, including the electronic filing cover sheet.

The name listed on the cover sheet must match the name listed in the Articles of Incorporation.

If your business entity does not intend to transact business until January 1st of the upcoming calendar year, you may wish to revise your document to include an effective date of January 1st. If you do not list an effective date of January 1st, your business entity will become effective this calendar year and it will be required to file an annual report and pay the required annual report fee for the upcoming calendar year this coming January, which is merely weeks away. By listing an effective date of January 1st, the entity's existence will not begin until January 1st of the upcoming year and will, therefore, postpone the entity's requirement to file an annual report and pay the required annual report filing fee until the following calendar year.

If you have any further questions concerning your document, please call (850) 245-6052.

Claretha Golden
Regulatory Specialist II
New Filing Section

FAX Aud. #: H14000258105
Letter Number: 514A00023877



November 6, 2014

FLORIDA DEPARTMENT OF STATE
Division of Corporations

DAVID J. WIENER, P.A.

SUBJECT: CARROLLWOOD COMMERCIAL PARK, A CONDOMINIUM
REF: W14000067399

We received your electronically transmitted document. However, the document has not been filed. Please make the following corrections and refile the complete document, including the electronic filing cover sheet.

The name must contain a word that will clearly indicate that it is a corporation. This word may be: CORPORATION, CORP., INCORPORATED, or INC. Sections 617.0401(1)(a) and 617.1506(1), Florida Statutes, prohibits the use of the word COMPANY or CO. in the name of a non-profit corporation.

If your business entity does not intend to transact business until January 1st of the upcoming calendar year, you may wish to revise your document to include an effective date of January 1st. If you do not list an effective date of January 1st, your business entity will become effective this calendar year and it will be required to file an annual report and pay the required annual report fee for the upcoming calendar year this coming January, which is merely weeks away. By listing an effective date of January 1st, the entity's existence will not begin until January 1st of the upcoming year and will, therefore, postpone the entity's requirement to file an annual report and pay the required annual report filing fee until the following calendar year.

If you have any further questions concerning your document, please call (850) 245-6052.

Claretha Golden
Regulatory Specialist II
New Filing Section

FAX Aud. #: H14000258105
Letter Number: 514A00023773

**ARTICLES OF INCORPORATION
OF
CARROLLWOOD COMMERCIAL PARK CONDOMINIUM ASSOCIATION, INC.**

(A Florida Not-for-Profit Corporation)

ARTICLE I.

NAME

The name of the corporation shall be CARROLLWOOD COMMERCIAL PARK
CONDOMINIUM ASSOCIATION, INC. (the "Association").

ARTICLE II.

REGISTERED AGENT

The initial registered agent of the Association shall be David J. Wiener, Esq., 2240 NW
19th Street, Suite 801, Boca Raton, Florida 33431.

ARTICLE III.

PRINCIPAL OFFICE

The principal office of the Association is 2240 NW 19th Street, Suite 801, Boca Raton,
Florida 33431.

ARTICLE IV.

COMMENCEMENT AND DURATION

The Association's duration shall be perpetual, unless it is hereafter dissolved according to
law.

ARTICLE V.

PURPOSES AND POWERS

This Association does not contemplate pecuniary gain or profit to the members thereof.
The Association is organized for the purpose of providing an entity under the Florida

Condominium Act (the "Act") for the operation of a condominium located in Hillsborough County, Florida, and known as Carrollwood Commercial Park, a Condominium (the "Condominium") to be created under the declaration of condominium (the "Declaration"). The specific purposes for which it is formed include providing for maintenance, preservation and control of the common areas within that certain tract of property as described on Exhibit "A" attached hereto and made a part hereof. Other purposes include the following:

(a) to exercise all of the powers and privileges to perform all of the duties and obligations of the Association as set forth in the Declaration applicable to the property and recorded or to be recorded in the Office of the Clerk of the Circuit Court in and for Hillsborough 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;

(b) to fix, levy, collect and enforce payment 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 license, taxes or governmental charges levied or imposed against the property of the Association;

(c) to dedicate, sell or transfer all or any part of the common areas to any public agency, authority, or utility for such purposes and subject to such conditions as agreed to by the Board;

(d) to have to exercise, any and all power, rights and privileges which a non-profit corporation may do and perform, including those generally allowed by the laws of Florida, as now existing, or as the law may henceforth provide, as from time to time may be necessary or expedient to the exercise of any and all of its corporate functions, powers and rights.

ARTICLE VI.

MEMBERSHIP

Every person or entity who is a record owner of a fee or undivided fee interest in any unit which is subject by the Declaration to assessment by the Association, including contract sellers, shall be a member of the Association. The qualification of members and the manner of their admission may be further regulated by the bylaws of the Association (the "Bylaws").

ARTICLE VII.

BOARD OF DIRECTORS

The affairs of the Association shall be managed by a Board of no less than three (3) or more than five (5) Directors, who need not be members of the Association. The number of Directors may be changed by amendment of the Bylaws. The names and addresses of the persons who initially are to act in the capacity of directors until the selection of their successors are:

<u>NAME</u>	<u>ADDRESS</u>
Soraya Tyriver	2240 NW 19 th Street, Ste 801, Boca Raton, FL 33431
Jorge Morell	2240 NW 19 th Street, Ste 801, Boca Raton, FL 33431
Randal L. Martin	2240 NW 19 th Street, Ste 801, Boca Raton, FL 33431

The method of election of Directors is provided in the Bylaws.

ARTICLE VIII.

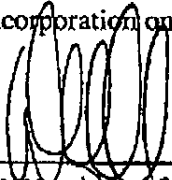
INCORPORATORS

The name and address of the incorporators of these Articles is:

Name	David J. Wiener, Esq.
------	-----------------------

Address David J. Wiener, P.A.
2240 NW 19th Street
Suite 801, Boca Raton, FL 33431

IN WITNESS WHEREOF, the undersigned Incorporators have executed these Articles of
Incorporation on the date indicated next to his signature.



Name DAVID J. WIENER
Incorporator

11/6/2014

Date

Exhibit "A"

Legal Description

FROM THE SOUTHWEST CORNER OF THE NORTHEAST 1/4 OF SECTION 9, TOWNSHIP 28 SOUTH, RANGE 18 EAST, HILLSBOROUGH COUNTY, FLORIDA; RUN THENCE N00°22'08"W A DISTANCE OF 580.00 FEET ALONG THE WEST BOUNDARY OF THE NORTHEAST 1/4 OF SAID SECTION 9; THENCE N89°48'30"E A DISTANCE OF 549.06 FEET TO A POINT ON THE EAST BOUNDARY OF CARROLLWOOD VILLAGE PINE LAKE GARDEN VILLAS CONDOMINIUM, PHASE II, AS RECORDED IN CONDOMINIUM PLAT BOOK 1, PAGE 18, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, FOR A POINT OF BEGINNING; THENCE N09°10'04"W, ALONG SAID EAST BOUNDARY, A DISTANCE OF 444.50 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF FLETCHER AVENUE AND A NON-TANGENT POINT ON A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 2665.64 FEET, A CHORD BEARING OF N84°46'52"E, A CHORD DISTANCE OF 213.97 FEET, RUN THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE AND SAID SOUTH RIGHT-OF-WAY LINE, THROUGH A CENTRAL ANGLE OF 04°36'01", A DISTANCE OF 214.02 FEET; THENCE S14°05'31"E A DISTANCE OF 154.45 FEET; THENCE S00°56'17"E A DISTANCE OF 66.52 FEET; THENCE S20°09'42"E A DISTANCE OF 13.42 FEET; THENCE S00°03'27"W A DISTANCE OF 43.21 FEET; THENCE S45°32'23"W A DISTANCE OF 9.55 FEET; THENCE S00°06'13"E A DISTANCE OF 74.01 FEET; THENCE S44°05'55"W A DISTANCE OF 87.63 FEET; THENCE S00°12'43"E A DISTANCE OF 42.12 FEET; THENCE S89°48'30"W A DISTANCE OF 118.04 FEET TO THE POINT OF BEGINNING.

CONTAINS 89,769 SQUARE FEET OR 2.0608 ACRES MORE OR LESS.

**CERTIFICATE OF DESIGNATION
REGISTERED AGENT/REGISTERED OFFICE**

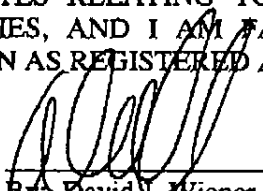
Pursuant to the provisions of Chapter 617, Florida Statutes, the undersigned corporation, organized under the laws of the State of Florida, submits the following statement in designating the registered office/registered agent, in the State of Florida.

The name of the corporation is CARROLLWOOD COMMERCIAL PARK CONDOMINIUM ASSOCIATION, INC.

The name and address of the registered agent and office is:

David J. Wiener, Esq.
2240 NW 19th Street
Suite 801
Boca Raton, Florida 33431

HAVING BEEN NAMED AS REGISTERED AGENT AND TO ACCEPT SERVICE OF PROCESS FOR THE ABOVE STATED CORPORATION AT THE PLACE DESIGNATED IN THIS CERTIFICATE, I HEREBY ACCEPT THE APPOINTMENT AS REGISTERED AGENT AND AGREE TO ACT IN THIS CAPACITY. I FURTHER AGREE TO COMPLY WITH THE PROVISIONS OF ALL STATUTES RELATING TO THE PROPER AND COMPLETE PERFORMANCE OF MY DUTIES, AND I AM FAMILIAR WITH AND ACCEPT THE OBLIGATION OF MY POSITION AS REGISTERED AGENT.


By: David J. Wiener

Date

11/6/2014

14 NOV -4 PM 2:49
NOT A PUBLIC RECORD
STATE OF FLORIDA
CLERK OF THE COURT