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S. GILBERT

**SMITH MACKINNON, PA**

ATTORNEYS AT LAW

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November 6, 2014

**VIA FEDERAL EXPRESS**

Attn: Corporate Filings  
**DEPARTMENT OF STATE/  
DIVISION OF CORPORATIONS**  
Cliffton Building  
2661 Executive Center Circle  
Tallahassee, FL 32301

**RE: CORPORATE FILING FOR HILLTOP COMMERCIAL CONDOMINIUM  
OWNERS' ASSOCIATION, INC.**

To whom it may concern,

In regard to the above referenced matter, please find enclosed the original Articles of Incorporation (fee of \$35.00), Registered Agent Designation (fee of \$35.00) and a copy for the certified copy (fee of \$8.75). I have also enclosed our firm's check in the amount of **\$78.75**, representing the required filing fee.

Please contact me at 407-581-2665, if there are any discrepancies/issues or email me at [sharon@smithmackinnon.com](mailto:sharon@smithmackinnon.com). Thank you.

Very truly yours,



Sharon J. Gullett, Legal Assistant  
C. Yanki Sokmensuer, Esquire

encls.

**ARTICLES OF INCORPORATION**  
**of**  
**HILLTOP COMMERCIAL**  
**CONDOMINIUM OWNERS ASSOCIATION, INC.**  
**A Florida not-for-profit corporation**

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ALLA ASSOC. FLORIDA

The undersigned hereby associate themselves for the purpose of forming a corporation not for profit under and pursuant to Chapter 617, Florida Statutes, and do hereby state as follows:

**ARTICLE I**

**NAME**

The name of this corporation shall be HILLTOP COMMERCIAL CONDOMINIUM OWNERS ASSOCIATION, INC. ("Association"). The terms contained in these Articles of Incorporation shall have the same meaning as Set forth in the Declaration unless otherwise defined herein.

**ARTICLE II**

**PURPOSES AND POWERS**

The purposes for which the Association is formed are as follows:

A. To form an "Association" as defined in Chapter 718, Florida Statutes, an enacted on the date hereof ("Condominium Act"), and, as such, to operate, maintain, repair, improve, reconstruct and administer the Condominium Property of, and to perform the acts and duties necessary and desirable for the management of the Units, Common Elements, and Limited Common Elements in Hilltop Commerical Condominium, a commercial condominium (the "Condominium"); and to own, operate, lease, sell and trade property, whether real or personal, including units in the Condominiums, as may be necessary or convenient in the administration of the Condominium.

B. To carry out the duties and obligations and receive the benefits given the Association by the Declaration of Condominium ("Declaration").

C. To establish by-laws for the operation of the Condominium's property ("ByLaws"), provide for the administration of the Association and rules and regulations for governing the same, and enforce the provisions of the Condominium Act, the Declaration, these Articles of Incorporation ("Articles") and the By-Laws.

D. The Association shall have all of the common law and statutory powers provided under the laws of the State of Florida, and those powers provided by the Condominium Act, the Declaration, these Articles and the By-Laws of the Association.

### **ARTICLE III**

#### **MEMBERS**

A. All Unit Owners in the Condominium shall automatically be Members of the Association and their memberships shall automatically terminate when titles to their units are conveyed. If a Member conveys title to his unit under the provisions of the Declaration, the new owner shall automatically acquire membership in the Association. Membership certificates are not required and will not be issued.

B. Each Unit Owner shall be entitled to one (1) vote. An individual, corporation or other entity owning an interest in more than one Unit may be designated as the voting Member for each Unit in which he or it owns an interest

C. 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 Unit. No part of the income of the Association shall be distributed to its Members, directors or officers.

### **ARTICLE IV**

#### **EXISTENCE**

This Association shall have perpetual existence.

### **ARTICLE V**

#### **INCORPORATORS**

The names and street addresses of the incorporator to these Articles of Incorporation are as follows:

<u>Name</u>	<u>Address</u>
Gary L. Burton, P.E.	1912 Boothe Circle, Suite 100 Longwood, Florida 32750

### **ARTICLE VI**

#### **DIRECTORS**

A. The affairs and property of the Association shall be managed and governed by a Board of Administration composed of not less than two (2) persons ("Directors"). The first Board of Administration shall have two (2) Directors and, in the future, the number shall be determined from time to time in accordance with the Association's By-Laws. The Directors on the first Board of Administration need not be Members entitled to vote in the Association.

B. The Directors named in Article VII shall serve until the first election of a Director or Directors as provided in the By-Laws and any vacancies in their number occurring before the first election shall be filled by the remaining Directors. Thereafter, Directors shall be elected by the Members in accordance with the By-Laws at the regular annual meetings of the membership of the Association. Directors shall be elected to serve for a term of one (1) year and, in the event of a vacancy, the remaining Directors may appoint a Director to serve the balance of said unexpired term.

C. All officers shall be elected by the Board of Administration in accordance with the By-Laws at the regular annual meeting of the Board as established by the By-Laws. The Board of Administration shall elect from among the Members a President, Vice President, Secretary, Treasurer and such other officers as it shall deem desirable. The President shall be elected from among the membership of the Board of Administration but no other officer need be a Director.

## **ARTICLE VII**

### **FIRST BOARD OF ADMINISTRATION**

The following persons shall constitute the first Directors of the Board of Administration and shall serve until the first election of the Board of Administration at the first regular meeting of the membership:

<u>Name</u>	<u>Address</u>
Gary L. Burton, P.E.	1912 Boothe Circle, Suite 100 Longwood, Florida 32750
Robert Hodgson	1912 Boothe Circle, Suite 300 Longwood, Florida 32750

## **ARTICLE VIII**

### **OFFICERS**

Subject to the direction of the Board of Administration, the affairs of the Association shall be administered by officers who shall be elected by and serve at the pleasure of said Board of Administration. The following persons shall constitute the initial officers of the Association and they shall continue to serve as such officers until removed by the Board of Administration:

<u>Name</u>	<u>Office</u>
Gary L. Burton, P.E.	President/Secretary/Treasurer
Robert Hodgson	Vice President

## **ARTICLE IX**

### **BY-LAWS**

A. The By-Laws of this Association shall be adopted by the Board of Administration and attached to the Declaration to be filed among the Public Records of Seminole County, Florida. The By-Laws may be amended by the Members in the manner provided in said By-Laws.

B. No amendment to the By-Laws shall be passed which would change the rights and privileges of the Developer referred to in the Declaration, and the Exhibits attached thereto, without the Developer's written approval.

C. No amendment to the By-Laws shall be passed which would operate to impair or prejudice the rights or liabilities of any mortgagee.

## **ARTICLE X**

### **AMENDMENTS**

A. Proposals for amendments to these Articles, which do not conflict with the Condominium Act or the Declaration, may be made by ten percent (10%) of the Members. Such proposals shall be in writing and shall state the purpose or purposes of the proposed amendment(s). The proposal shall then be delivered to the President who shall thereupon call a special meeting of the Members not less than ten (10) days nor more than sixty (60) days following his receipt of the proposed amendment. Should the President fail to call such special meeting, the Members may, in lieu thereof, call a special meeting. Notice of such special meeting shall be given and posted in the manner provided in the By-Laws. An affirmative vote of a majority of the votes of the Members shall be required for approval of the proposed amendment or amendments.

B. Any Member may waive any or all of the requirements of this Article as to the submission of proposed amendments to these Articles to the President or notice of special meetings to vote thereon, either before, at or after a membership meeting at which a vote is taken to amend these Articles.

C. Notwithstanding anything herein to the contrary, these Articles may be amended only by the Developer of the Condominium during such time as the Developer shall be in control of the Association; provided, further, that the Developer may amend these Articles consistent with the provisions of the Declaration allowing certain amendments to be effected by the Developer alone.

## **ARTICLE XI**

### **INDEMNIFICATION**

Every Director and Officer of the Association shall be indemnified by the Association against all expenses and liabilities including counsel fees reasonably incurred by or imposed upon him, in connection with any proceedings or any settlement thereof, to which he may be a party, or in which he may become involved by reason of his being or having been a Director or Officer of the Association, whether or not he is a Director or Officer at the time such expenses are incurred, except in such cases wherein the Director or officer is adjudged guilty of willful misfeasance or malfeasance in the performance of his duties; provided, that all settlements must be approved by the Board of Administration as being in the best interest of the Association. 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 XII**

### **ADDRESS**

The principal address of the Association shall be 1912 Boothe Circle, Suite 100, Longwood, Florida 32750, or at such other place as may be subsequently designated by the Board of Administration.

## **ARTICLE XIII**

### **CONVEYANCE**

The Association shall accept any and all deeds of conveyance delivered to it by the "Developer" as defined in the Declaration.

## **ARTICLE XIV**

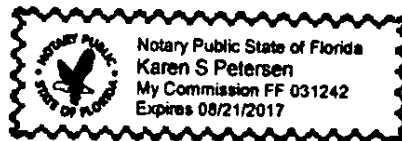
### **QUORUM**

A quorum at Members' meeting shall be attained by the presence, either in person or by proxy, of persons entitled to cast a majority of the votes of Members as defined in the By-Laws. If voting rights of any Owner are suspended pursuant to the provisions of the Declaration or the By-Laws, then the Vote(s) of such Owner shall not be counted for the purpose of determining the presence of a quorum and a total number of authorized votes shall be reduced accordingly during the period of such suspension.

## **ARTICLE XV**

### **INITIAL REGISTERED OFFICER AND AGENT**

The street address of the initial registered office of the corporation is 1912 Boothe Circle,





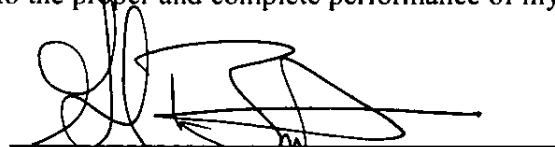
**CERTIFICATE DESIGNATING PLACE OF BUSINESS OR DOMICILE FOR THE  
SERVICE OF PROCESS WITHIN FLORIDA, NAMING AGENT UPON WHOM  
PROCESS MAY BE SERVED.**

Pursuant to Section 48.091, Florida Statutes, the following is submitted:

HILLTOP COMMERCIAL CONDOMINIUM OWNERS ASSOCIATION, INC., a Florida not-for-profit corporation, desiring to organize or qualify under the laws of the State of Florida, where its principal place of business at the City of Longwood, County of Seminole, State of Florida has named Gary L. Burton, P.E., located at 1912 Boothe Circle, Suite 100, Longwood, Florida 32750, as its agent to accept service of process within Florida.

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

Date: 10-27-14

  
\_\_\_\_\_  
Gary L. Burton, P.E.