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SECRETARY OF STATE
TALLAHASSEE, FLORIDA

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COVER LETTER

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

SUBJECT: VIRGINIA AVENUE OFFICE CONDOMINIUM, 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: Andrew J. Hand
Name (Printed or typed)

2300 Maitland Center Parkway, Suite 100

Address

Maitland, FL 32751

City, State & Zip

407-622-1772

Daytime Telephone number

ahand@shepardfirm.com

E-mail address: (to be used for future annual report notification)

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

ARTICLES OF INCORPORATION
OF
VIRGINIA AVENUE OFFICE CONDOMINIUM, INC.
(A Florida Non-Profit Corporation)

I, the undersigned, by and under the provisions of statutes of the State of Florida, providing for the formation, liability, rights, privileges and immunities of a corporation not for profit, do hereby declare as follows:

ARTICLE I. NAME OF CORPORATION

The name of this corporation shall be **VIRGINIA AVENUE OFFICE CONDOMINIUM, INC.** (hereinafter referred to as the "Association").

ARTICLE II. PRINCIPAL OFFICE

The principal office of the corporation shall initially be at **6140 Alligator Lake Shore W, St. Cloud, Florida 34771**. The corporation may change its principal office from time to time as permitted by law.

ARTICLE III. PURPOSES OF CORPORATION

The purpose of the Association shall be to operate and manage the affairs and property of the condominium known as Virginia Avenue Office Condominium and to perform each and every act provided in the Declaration of Condominium of the said Condominium and the Condominium Act, Chapter 718, Florida Statutes.

ARTICLE IV. POWERS

The Association shall have all of the statutory powers of a corporation not for profit and all of the powers and duties set forth in the Condominium Act and the Declaration of Condominium of Virginia Avenue Office Condominium. As more particularly set forth in the Declaration of Condominium of Virginia Avenue Office Condominium, the Association may acquire leasehold, membership and other possessory or use interests (whether or not such interests relate to property contiguous to the lands of the condominium) intended to provide for the use or benefit of the Association members, and the Association may acquire, convey, lease and mortgage Association property.

ARTICLE V. MEMBERS

All persons owning a vested present interest in the fee title to a condominium unit in Virginia Avenue Office Condominium, which interest is evidenced by a duly recorded proper instrument in the Public Records of Osceola County, Florida, shall be

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15 MAY 2014
STATE
PALM BEACH COUNTY, FLORIDA
PM 3:55

members of the Association. Membership shall terminate automatically and immediately at the time a member's vested interest in the fee title terminates.

Prior to the recording of the Declaration of Condominium of Virginia Avenue Office Condominium, the subscribers hereto shall constitute the sole member of the Association.

ARTICLE VI. VOTING RIGHTS

The voting rights of each unit shall be determined on an equal fractional basis. That is, each unit shall be entitled to one (1) vote. When more than one person owns a unit in the condominium, the vote for that unit shall be exercised as they among themselves determine, but in no event shall more than one vote be cast with respect to any one unit, and the vote shall not be divided among the owners of any one unit. If one owner owns more than one unit, such owner shall have the one vote for each unit owned. If units are joined together and occupied by one owner, such owner shall have a separate vote for each unit owned.

ARTICLE VII. INCOME DISTRIBUTION

No part of the income of the Association shall be distributable to its members, except as compensation for services rendered.

ARTICLE VIII. EXISTENCE

The Association shall exist perpetually unless dissolved according to law.

ARTICLE IX. REGISTERED OFFICE AND REGISTERED AGENT

The registered office of the Association shall be at 6140 Alligator Lake Shore W, St. Cloud, Florida 34771, and the registered agent at such address shall be Samuel White, until such time as another registered agent is appointed by resolution of the board of directors.

ARTICLE X. NUMBER OF DIRECTORS

The business of the corporation shall be conducted by a board of directors which shall consist of not less than three (3) and not more than five (5) persons, as shall be elected or appointed as set forth in the Bylaws.

ARTICLE XI. BOARD OF DIRECTORS AND OFFICERS

The names and mailing addresses of the initial board of directors and officers are as follows:

NAME

Samuel White, President

ADDRESS

6140 Alligator Lakeshore Drive, W
St. Cloud, FL 34771

Jimmie Fortner, Treasurer

1338 CR 308
Gainesville, MO 65655

Robert Fortner, Secretary

215 Cadiz Ct
Merritt Island, FL 32953

ARTICLE XII. RECALL AND REMOVAL OF DIRECTORS

Subject to the provisions of Article XIV hereof, and the provisions of the Condominium Act, Chapter 718, *Florida Statutes*, and the rules and regulations promulgated pursuant thereto, directors may be recalled from office with or without cause, by the affirmative vote of a majority of the voting interests of the Association.

ARTICLE XIII. INDEMNIFICATION OF OFFICERS AND DIRECTORS

All officers and directors shall be indemnified by the Association to the extent required by Florida law. The Association may purchase and maintain insurance on behalf of all officers and directors against any liability asserted against them or incurred by them in their capacity as officers and directors or arising out of their status as such.

ARTICLE XIV. BYLAWS

The first Bylaws of the Association shall be adopted by the board of directors and may be altered, amended or rescinded in the manner provided in such Bylaws.

ARTICLE XV. AMENDMENT

These Articles of Incorporation may be amended as provided by Chapter 617, *Florida Statutes*; provided, however, that any such amendment shall be approved by at least seventy-five percent (75%) of the voting interests of the Association and by a majority of the board of directors.

ARTICLE XVII. SUBSCRIBER

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

NAME

Samuel White

ADDRESS

6140 Alligator Lakeshore Drive, W
St. Cloud, FL 34771

IN WITNESS WHEREOF, for the purpose of forming this nonprofit corporation under the laws of the State of Florida, the undersigned, constituting the Subscriber and incorporator of the corporation, has executed these Articles of Incorporation on this 28 day of April, 2015.

Sam White
Sam White

STATE OF FLORIDA
COUNTY OF Orange

I HEREBY CERTIFY that on this day, before me, a notary public duly authorized in the County and State aforesaid to take acknowledgments and administer oaths, personally appeared Samuel White, to me well known to be the person described as Incorporator in and who executed the foregoing Articles of Incorporation, and he acknowledged before me that he executed same for purposes and intents expressed therein.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, in the County and State aforesaid, this 28th day of April, 2015.

Linda A. Smith
Notary Public

Linda A. Smith
Printed Name

My Commission  **LINDA A. SMITH**
MY COMMISSION # EE855726
EXPIRES March 10, 2017
(407) 398-0153
FloridaNotaryService.com

ACCEPTANCE BY REGISTERED AGENT

Having been named to accept service of process for the above stated nonprofit corporation, at the place designated in Article IX of these Articles of Incorporation, the undersigned hereby agreed to act in this capacity, and further to comply with the provisions of all statutes relative to the proper and complete discharge of his duties.

Dated this 28 day of April, 2015.

Samuel White
Samuel White, Registered Agent