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TALLAHASSEE, FLORIDA

**FLORIDA PROFIT/NON PROFIT CORPORATION  
SLV CONDOMINIUM ASSOCIATION, INC.**

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**ARTICLES OF INCORPORATION FOR SLV CONDOMINIUM ASSOCIATION, INC.**

The undersigned incorporator hereby files these Articles of Incorporation for the purpose of forming a corporation not-for-profit pursuant to Chapter 617, Florida Statutes, as amended (the "Corporation").

**ARTICLE I**  
**NAME**

The name of the Corporation shall be SLV CONDOMINIUM ASSOCIATION, INC. The corporation shall be referred to in this instrument as the "Association," these Articles of Incorporation as the "Articles," the Declaration of Condominium for SLV Commercial Condominium, a Landsite Condominium as the "Declaration" and the Bylaws of the Association as the "Bylaws."

**ARTICLE II**  
**PURPOSE**

In accordance with the provisions of Chapter 718, Florida Statutes, the "Condominium Act", a condominium will be created upon certain lands in Lake County, Florida (the "Property"), to be known as SLV Commercial Condominium, a Landsite Condominium (the "Condominium") according to a Declaration to be recorded in the Public Records of Lake County, Florida. This Corporation is organized for the purpose of operating, governing, administering and managing the property and affairs of the Condominium and to exercise all powers and discharge all responsibilities granted to it as a corporation under the laws of the State of Florida, the Bylaws and the Condominium Act, and to acquire, hold, convey and otherwise deal in and with real and personal property in the Corporation's capacity as a condominium association.

**ARTICLE III**  
**DEFINITIONS**

The terms used in these Articles shall have the same definitions and meanings as those set forth in the Declaration, the Bylaws and as provided by Florida Statutes unless herein provided to the contrary, or unless the context otherwise requires.

**ARTICLE IV**  
**PRINCIPAL OFFICE AND MAILING ADDRESS**

The mailing address of the Corporation is 1200 Oakley Seaver Drive, Suite 203, Clermont, Florida 34711.

**ARTICLE V**  
**POWERS AND DUTIES**

The powers of the corporation shall include and be governed by the following:

5.1 General. The Corporation shall have all of the common law and statutory powers of a corporation not for profit under the Laws of Florida that are not in conflict with the provisions of these Articles and the Declaration, all the powers conferred by the Condominium Act upon a condominium association and all the powers set forth in the Declaration which are lawful.

5.2 Enumeration. This Association shall have all of the powers and duties set forth in

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the appropriate Florida Statutes except as limited by these Articles and the Bylaws, and all of the powers and duties reasonably necessary to operate the Association and manage the Condominium as more particularly described in the Bylaws, as they may be amended from time to time pursuant to the terms thereof.

**ARTICLE VI**  
**MEMBERS**

6.1 **Membership.** Membership in the Association may only be issued or transferred to the record title owner(s) of Condominium Parcels in SLV COMMERCIAL CONDOMINIUM, A LANDSITE CONDOMINIUM. Each Owner of a Condominium Parcel shall be a member. Any member may own more than one Unit.

6.2 **Assignment.** The rights, titles, duties and responsibilities of a member in the Association cannot be assigned, hypothecated or transferred in any manner except as an appurtenance to the Unit for which that membership is held.

6.3 **Voting.** On all matters upon which the membership shall be entitled to vote, voting rights shall be exercised as provided in the Declaration.

6.4 **Meetings.** The Bylaws shall provide for an annual meeting of members, and may make provision for regular and special meetings of members other than the annual meeting.

**ARTICLE VII**  
**TERM OF EXISTENCE**

Existence of the Association shall commence with the filing of these Articles of Incorporation with the Florida Department of State. The Association shall exist in perpetuity.

**ARTICLE VIII**  
**INCORPORATOR**

The name and address of the incorporator to these Articles are as follows:

NAME	ADDRESS
Mark Graff	1200 Oakley Seaver Drive, Suite 203 Clermont, Florida 34711

**ARTICLE IX**  
**DIRECTORS**

9.1 **Directors.** The directors of the Association shall be appointed in the manner provided in the Bylaws.

**ARTICLE X**  
**AMENDMENTS**

Amendments to the Articles of Incorporation require the approval of all of the voting interests in the Corporation.

**ARTICLE XIII**

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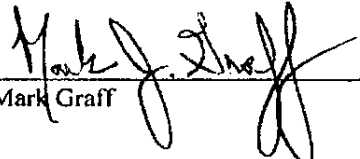
**DISSOLUTION**

The Corporation may be dissolved as provided by Florida law. Upon dissolution of the Corporation, other than incident to a merger or consolidation, the assets of the Corporation shall be dedicated to a public body, or conveyed to a non-profit organization with similar purposes, in accordance with applicable law.

**ARTICLE XIV**  
**REGISTERED AGENT**

The name and street address of the initial registered office and the initial registered agent is as follows: Mark Graff, 1200 Oakley Seaver Drive, Suite 203, Clermont, Florida 34711.

IN EXECUTION HEREOF, the undersigned has executed this document as incorporator to these Articles of Incorporation of SLV CONDOMINIUM ASSOCIATION, INC., a corporation not for profit organized pursuant to Chapter 617 of the Florida Statutes, as amended, as of this 4 day of March, 2016.

  
Mark Graff

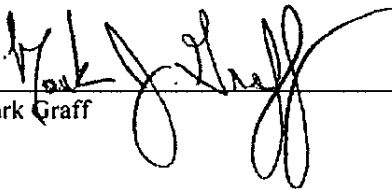
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ACCEPTANCE OF APPOINTMENTBY INITIAL REGISTERED AGENT

THE UNDERSIGNED, an individual resident of the State of Florida, having been named in Article XIV of the foregoing Articles of Incorporation as initial Registered Agent at the office designated therein, hereby accepts such appointment and agrees to act in such capacity. The undersigned hereby states that he is familiar with, and hereby accepts, the obligation set forth in Section 617.0503, Florida Statutes, and the undersigned will further comply with any other provisions of law made applicable to him as Registered Agent of the corporation

DATED this 4<sup>th</sup> day of March, 2016

  
Mark Graff

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