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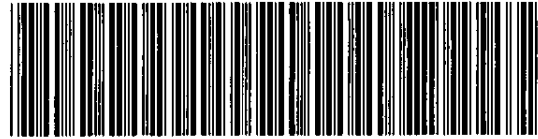
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SECRETARY OF STATE
TALLAHASSEE, FL 32301

JUN 15 2016
T SCHROEDER

CAPITAL CONNECTION, INC.

417 E. Virginia Street, Suite 1 • Tallahassee, Florida 32301
(850) 224-8870 • 1-800-342-8062 • Fax (850) 222-1222

302 Broadway Condominium Association, Inc

Signature _____

Requested by: SETH

06/14/16

Name _____

Date _____

Time _____

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Will Pick Up _____

____ Art of Inc. File _____
____ LTD Partnership File _____
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____ Certificate of Fictitious Name _____
____ Corp Record Search _____
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____ UCC 1 or 3 File _____
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____ Courier _____

ARTICLES OF INCORPORATION
OF
302 BROADWAY CONDOMINIUM ASSOCIATION, INC.

We, the undersigned, for the purpose of forming a not-for-profit corporation in accordance with the laws of the State of Florida, acknowledge and file these Articles of Incorporation in the Office of the Secretary of the State of Florida. Except as expressly provided elsewhere herein to the contrary, each capitalized term used herein shall have the same meaning ascribed to said term by the Declaration (as hereinafter defined).

I.
NAME

The name of this corporation shall be 302 BROADWAY CONDOMINIUM ASSOCIATION, INC. For convenience, the corporation shall herein be referred to as the "Association".

II.
PURPOSES AND POWERS

The Association shall have the following powers:

A. To manage, operate and administer 302 BROADWAY CONDOMINIUM, (referred to herein as the "Condominium"), and to undertake the performance of, and to carry out the acts and duties incident to, the administration of the Condominium in accordance with the terms, provisions, conditions and authorizations contained in these Articles, the Association's By-Laws and the Declaration of Condominium creating the Condominium recorded among the Public Records of Marion County, Florida, (the "Declaration").

B. To borrow money and issue evidences of indebtedness in furtherance of any or all of the objects of its business; to secure the same by mortgage, deed of trust, pledge or other lien.

C. To carry out the duties and obligations and receive the benefits given the Association by the Declaration of Condominium.

D. To establish By-Laws and Rules and Regulations for the operation of the Association and to provide for the formal administration of the Association; and to enforce the Condominium Act of the State of Florida, the Declaration of Condominium, the By-Laws and the Rules and Regulations of the Association.

E. To contract for the management of the Condominium.

F. To acquire, own, operate, mortgage, lease, sell and trade property, whether real or

personal, as may be necessary or convenient in the administration of the Condominium.

G. The Association shall have all of the common law and statutory powers and duties set forth in Chapter 718, Florida Statutes, as amended, (the "Condominium Act"), and the Declaration of Condominium for the Condominium and all other powers and duties reasonably necessary to operate the Condominium pursuant to its Declaration of Condominium, as same may be amended from time to time.

III. MEMBERS

A. Each Unit Owner in the Condominium shall automatically be a member of the Association.

B. Membership, as to all members, shall commence upon the acquisition of record title to a Unit as evidenced by the recording of a deed of conveyance amongst the Public Records of Marion County, Florida or, as provided in the Declaration of Condominium, upon transfer of title upon the death of a member and membership shall terminate upon the divestment of title to said Unit.

C. On all matters as to which the membership shall be entitled to vote, (i) each Dwelling Unit shall be entitled to one (1) vote to be exercised in the manner provided by the Declaration of Condominium and the By-Laws, and (ii) the Retail Unit shall be entitled to four (4) votes to be exercised in the manner provided by the Declaration of Condominium and the By-Laws.

D. 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, her or its Unit.

IV. EXISTENCE

The Association shall have perpetual existence.

V. SUBSCRIBERS

The names and addresses of the Subscriber(s) to these Articles of Incorporation are as follows:

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TALLAHASSEE, FLORIDA

NAME

ADDRESS

RAYMOND E. MCBRIDE a/k/a
SANDY MCBRIDE

1553 S.E. Fort King Street
Ocala, Florida 34471

VI.
DIRECTORS

A. The Condominium and Association affairs shall be managed by a Board of Directors initially composed of three (3) persons, in accordance with Article III of the Association's By-Laws.

B. The number of Directors to be elected, the manner of their election and their respective terms shall be as set forth in Article III of the Association's By-Laws.

The following persons shall constitute the initial Board of Directors and they shall hold office for the term and in accordance with the provisions of Article III of the Association's By-Laws:

NAME

ADDRESS

SANDY MCBRIDE

1553 S.E. Fort King Street
Ocala, Florida 34471

ROBIN MCBRIDE

1553 S.E. Fort King Street
Ocala, Florida 34471

ROBERT D. WILSON

1553 S.E. Fort King Street
Ocala, Florida 34471

VII.
OFFICERS

The affairs of the Association shall be administered by the Officers designated in the By-Laws, who shall serve at the pleasure of said Board of Directors. The names and addresses of the Officers who shall serve until the first election of Officers pursuant to the provisions of the By-Laws are as follows:

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TALLAHASSEE, FLORIDA

<u>NAME</u>	<u>TITLE</u>	<u>ADDRESS</u>
SANDY MCBRIDE	President	1553 S.E. Fort King Street Ocala, Florida 34471
ROBIN MCBRIDE	Vice President	1553 S.E. Fort King Street Ocala, Florida 34471
ROBERT D. WILSON	Secretary/ Treasurer	1553 S.E. Fort King Street Ocala, Florida 34471

VIII. BY-LAWS

The By-Laws of the Association shall be adopted by the initial Board of Directors. The By-Laws may be amended in accordance with the provisions thereof, except that no portion of the By-Laws may be altered, amended, or rescinded in such a manner as would prejudice the rights of the Developer of the Condominium or Mortgagees holding Mortgages encumbering Units in the Condominium, without their prior written consent.

IX. AMENDMENTS TO ARTICLES

Amendments to these Articles shall be proposed and adopted in the following manner:

A. Notice of the subject matter of a proposed amendment shall be included in the notice of any meeting at which a proposed amendment is to be considered.

B. A resolution for the adoption of a proposed amendment may be proposed either by a majority of the Board of Directors, or by not less than one-third (1/3) of the voting interests of the members of the Association. Except as otherwise provided herein, a resolution adopting the proposed amendment must be approved at a duly noticed meeting of the members of the Association by the affirmative vote of not less than 66-2/3% of the voting interests of all members of the Association.

C. No amendment shall make any changes in the qualifications for membership nor in the voting rights of members of the Association, without approval in writing by all members and the joinder of all record owners of Mortgages encumbering Condominium Units. No amendment shall be made that is in conflict with the Condominium Act or the Declaration.

D. A copy of each amendment adopted shall be filed within ten (10) days of adoption with the Secretary of State of the State of Florida, pursuant to the provisions of applicable Florida Statutes.

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TALLAHASSEE, FLORIDA

X.
INDEMNIFICATION

Every Director and every Officer of the Association shall be indemnified by the Association and by each member of the Association against all expenses and liabilities, including counsel fees reasonably incurred by or imposed upon the Director(s) or Officer(s) in connection with any proceeding or any settlement thereof to which the Director(s) or Officer(s) may be a party, or in which the Director(s) or Officer(s) may become involved by reason of the Director(s) or Officer(s) being or having been a Director(s) or Officer(s) of the Association, whether or not a Director(s) or Officer(s) at the time such expenses are incurred, except in such cases wherein the Director(s) or Officer(s) is adjudged guilty of willful misconduct in the performance of such Director's or Officer's duty; provided that in the event of a settlement, the indemnification set forth herein shall apply only when the Board of Directors, exclusive of any Director(s) seeking indemnification, approves such settlement and reimbursement as being for the best interest of the Association. The foregoing right of indemnification shall be in addition to and not exclusive of all of the rights to which such Director(s) or Officer(s) may be entitled.

XI.
INITIAL REGISTERED OFFICE, AGENT AND ADDRESS


The principal office of the Association shall be at 1553 S.E. Fort King Street, Ocala, Florida 34471, or at such other place, within or without the State of Florida as may be subsequently designated by the Board of Directors. The initial registered office of the Association is 1553 S.E. Fort King Street, Ocala, Florida 34471, and the initial registered agent of the Association is RAYMOND E. MCBRIDE a/k/a SANDY MCBRIDE.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 14th day of June, 2016.

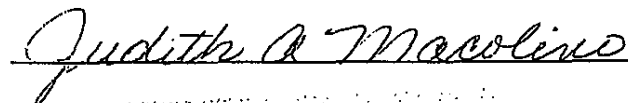
Signed, Sealed and Delivered
In the Presence Of:



Print Name: ROBERT D. WILSON



RAYMOND E. MCBRIDE a/k/a
SANDY MCBRIDE




Print Name: JUDITH A. MACOLINO

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ALL AMESSE, FLORIDA

STATE OF FLORIDA)
) SS:
COUNTY OF MARION)

The foregoing instrument was acknowledged before me this 14 day of JUNE, 2016, by RAYMOND E. MCBRIDE a/k/a SANDY MCBRIDE, who is personally known to me and who did take an oath.

My Commission Expires





Notary Public, State of Florida
Print Name: _____

ACCEPTANCE BY REGISTERED AGENT

HAVING BEEN NAMED TO ACCEPT SERVICE OF PROCESS FOR THE ABOVE STATED CORPORATION, AT THE PLACE DESIGNATED IN ARTICLE XI OF THESE ARTICLES OF INCORPORATION, THE UNDERSIGNED HEREBY AGREES TO ACT IN THIS CAPACITY, AND FURTHER AGREES TO COMPLY WITH THE PROVISIONS OF ALL STATUTES RELATIVE TO THE PROPER AND COMPLETE DISCHARGE OF HIS DUTIES.

DATED THIS 14 DAY OF JUNE, 2016.




RAYMOND E. MCBRIDE a/k/a
SANDY MCBRIDE

STATE OF FLORIDA)
) SS:
COUNTY OF MARION)

The foregoing instrument was acknowledged before me this 14 day of JUNE, 2016, by RAYMOND E. MCBRIDE a/k/a SANDY MCBRIDE, who is personally known to me and who did take an oath.

My Commission Expires:



Notary Public, State of Florida
Print Name: _____

