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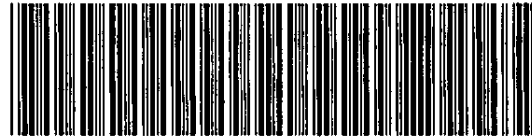
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Salter • Feiber

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Department of State
Division of Corporations
Clifton Building
2661 Executive Center Circle
Tallahassee, FL 32301

FEDERAL EXPRESS

Re: ALGK Cypress Office Park Owners' Association, Inc.,
a Florida not for profit corporation - Articles of Incorporation
Our File #: 17-0547.2

Dear Sir/Madam:

In reference to the above, you will please find enclosed an original and one (1) copy each of the Articles of Organization.

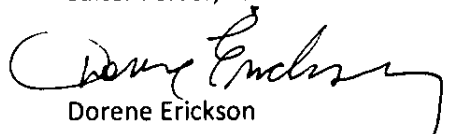
Also enclosed please find office check #49016 in the amount of \$78.75 made payable to the Florida Department of State for the following:

| | |
|------------------------------|-------------|
| Filing fee | \$35.00 |
| Registered Agent Designation | 35.00 |
| Certified copy of Articles | <u>8.75</u> |
| | \$ 78.75 |

We appreciate your cooperation in this matter. If you require any further information or have any questions, please do not hesitate to call.

Sincerely,

Salter Feiber, P.A.


Dorene Erickson
Legal Assistant to James D. Salter

Enclosures

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CLERK OF DISTRICT COURT
TALLAHASSEE, FLORIDA

**ARTICLES OF INCORPORATION
OF
ALGK CYPRESS OFFICE PARK OWNERS' ASSOCIATION, INC.,
a Florida not for profit corporation**

THE UNDERSIGNED hereby associate themselves together for the purpose of forming a corporation not for profit under Chapter 617, Florida Statutes, and certify as follows:

ARTICLE I

Name

The name of the corporation shall be ALGK CYPRESS OFFICE PARK OWNERS' ASSOCIATION, INC. For convenience this corporation shall be referred to as the "Association".

ARTICLE II

Definitions and Purposes

1. Unless otherwise defined herein, all capitalized terms shall have the meaning given such terms in the Declaration (as defined below).

2. The purposes for which the Association is organized is to manage, operate and maintain the office park to be known as ALGK CYPRESS OFFICE PARK, hereinafter referred to as the "PARK", in accordance with the Declaration of Covenants and Restrictions for ALGK Cypress Office Park, (hereinafter the "Declaration"). All terms used in these Articles of Incorporation shall have the same meaning as the identical terms utilized in the Declaration, unless the context otherwise requires.

3. The Association shall have no capital stock and shall make no distribution of income or profit to its members, directors or officers.

ARTICLE III

Powers

1. The Association shall have all of the common law and statutory powers of a corporation not for profit which are not in conflict with the terms of these Articles.

2. The Association shall have all of the powers reasonably necessary to implement the purpose of the Association, including but not limited to the following:

- a. To adopt a budget and make and collect assessments against members to defray the costs of the Park.
- b. To use the proceeds of assessments in the exercise of its powers and duties.
- c. To maintain, manage, repair, the improvements in the Common Property and to maintain the landscaping that are part of the Common Property.
- d. To promulgate and amend Rules and Regulations respecting the use of Common Areas.
- e. To enforce by legal means the provisions of the Declaration these Articles, the Bylaws of the Association and the Rules and Regulations.

- f. Pursuant to the terms of the Declaration, to contract for the management of the Park and to delegate to such contractor all powers and duties of the Association except such as are specifically required by the Declaration and applicable law to have approval of the board of directors or the members of the Association.

3. All funds and the titles to the Common Property acquired by the Association and the proceeds thereof shall be held only for the benefit of the Members in accordance with the provisions of the Declaration.

4. The powers of the Association shall be subject to and shall be exercised in accordance with the provisions of the Declaration.

ARTICLE IV **Members**

The qualifications of members, the manner of their admission, and voting by members shall be as set forth in the Bylaws of the Association.

ARTICLE V **Directors**

1. The affairs of the Association will be managed by a board of directors of four (4), selected by the Members as provided for in the By Laws.

2. The following persons shall serve as the directors, two (2), being the Owners of the Units in the Park:

| <u>Name</u> | <u>Address</u> |
|--------------------|--|
| Paul A. Alfino | 4423 NW 6 th Place Gainesville, FL 32607 |
| Sathish George | 4423 NW 6 th Place Gainesville, FL 32607 |
| Carlos Lopez_Nieto | 4423 NW 6 th Place Gainesville, Florida, 32607 |
| Ayesha Kaleem | 4423 NW 6 th Place Gainesville, FL 32607 |

ARTICLE VI **Officers**

The affairs of the Association shall be administered by a president, a vice-president, a secretary and a treasurer, and as many vice presidents assistant secretaries and assistant treasurers as the board of directors shall from time to time determine. Such officers shall be elected by the board of directors at its first meeting following each annual meeting of the members of the Association. Officers shall serve without compensation at the pleasure of the board of directors. Any person may hold two or more offices, the duties of which are not incompatible; provided, however, that the president shall not also be the vice-president, secretary or treasurer, or assistant secretary or assistant treasurer. The names and addresses of the officers who shall serve until their successors are designated

by the board of directors are as follows:

| | |
|---|--|
| President/Asst. Secretary: | Paul A. Alfino 4423 NW 6 th Place Gainesville, FL 32607 |
| Vice President/Asst. Secretary: | Sathish George 4423 NW 6 th Place Gainesville, FL 32607 |
| Vice President/Asst. Secretary/Treasurer: | Carlos Lopez-Nieto 4423 NW 6 th Place Gainesville, FL 32607 |
| Vice President/Secretary: | Ayesha Kaleem 4423 NW 6 th Place Gainesville, FL 32607 |

ARTICLE VII **Indemnification**

Every director and every officer of the Association shall be indemnified by the Association against all expenses and liabilities, including attorneys' and paralegals' fees, reasonably incurred by or imposed upon him in connection with any proceeding 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 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 in the event of a settlement, the indemnification herein shall apply only when the board of directors has approved such settlement and when the board of directors has approved such settlement and reimbursement as being in the best interests of the Association. The foregoing indemnification shall be in addition to and not exclusive of all other rights to which such director or officer may be entitled.

ARTICLE VIII **Bylaws**

The Bylaws shall be adopted by the board of directors and may be altered, amended or rescinded by the directors.

ARTICLE IX **Amendments**

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

1. Notice of the subject matter of a proposed amendment shall be included in the notice of any meeting at which a proposed amendment is considered.
2. Approval shall require the affirmative action of the entire membership of the board of directors.
3. A resolution approving a proposed amendment may be proposed by either director and approved as provided for herein.

4. An amendment when adopted shall be effective when filed with the Secretary of State of the State of Florida and recorded in the Public Records of Columbia County, Florida.

ARTICLE X
Term

The term of the Association shall be the life of the Park. The Association shall be terminated by the termination of the Park in accordance with the Declaration.

ARTICLE XI
Incorporator

The name and residence of the incorporator to these Articles of Incorporation is as follows:

| <u>Name</u> | <u>Address</u> |
|----------------|--|
| Paul A. Alfino | 4423 NW 6 th Place Gainesville, FL 32607 |

SECRETARY OF STATE
PUBLIC RECORDS - FLORIDA

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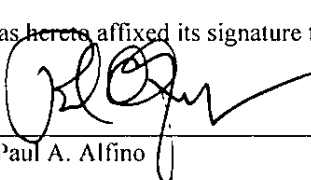
ARTICLE XII
Registered Agent

The association hereby appoints Paul A. Alfino, as its Registered Agent to accept service of process within this state, with the Registered Office located at 4423 NW 6th Place, Gainesville, FL 32607.

ARTICLE XIII
Principal Office

The address of the principal office of the Association is 4423 NW 6th Place, Gainesville, FL 32607.

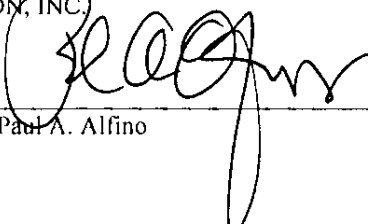
IN WITNESS WHEREOF, the incorporator has ~~herein~~ affixed its signature this 8th day of June, 2017.



Paul A. Alfino

ACCEPTANCE OF APPOINTMENT AS REGISTERED AGENT

The undersigned hereby accepts the appointment to serve as the initial Registered Agent of ALGK CYPRESS OFFICE PARK OWNERS' ASSOCIATION, INC.



Paul A. Alfino