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FLORIDA PROFIT/NON PROFIT CORPORATION
Key Garage Commercial Condominium Association, Inc.

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SECRETARY OF STATE
TALLAHASSEE, FLORIDA

**ARTICLES OF INCORPORATION
OF
KEY GARAGE COMMERCIAL CONDOMINIUM ASSOCIATION, INC.**

ARTICLE I. NAME AND PRINCIPAL PLACE OF BUSINESS

The name of this corporation is KEY GARAGE COMMERCIAL CONDOMINIUM ASSOCIATION, INC., a Florida not for profit corporation (the "Association"), and its principal place of business initially will be 14327 Perdido Key Drive, Floor 14, Pensacola, FL 32507.

ARTICLE II. PURPOSE

This corporation is organized as a Florida not for profit corporation under Chapter 617, Florida Statutes, for the purpose of providing an entity pursuant to Section 718.111, Florida Statutes, for the operation of Key Garage Commercial Condominium, located in Escambia County, Florida and to perform the duties of the Association as defined in the Declaration of Condominium for Key Garage Commercial Condominium (the "Declaration"). Further, the Association shall operate and maintain any stormwater management system and any stormwater discharge facility exempted or permitted by the Florida Department of Environmental Protection or other state agency on the property of the Association, and shall have all powers necessary to establish rules and regulations, assess members, and contract for services for the maintenance and operation thereof. In addition, the Association shall maintain any other similar improvements or environmental requirements on the Association's property as may be directed by the State of Florida, Escambia County or other governmental authority from time to time.

ARTICLE III. TERM

The term of the Association shall be the life of the condominium, unless the Association is terminated by the termination of the condominium in accordance with the provisions of the Declaration. Upon any such termination, any stormwater management system or discharge facility for which the Association is responsible shall be maintained by local government units, including the Escambia County or any municipal service taxing unit, an active water control district, a drainage district created by special act, a community development district created under Chapter 190, Florida Statutes, a special assessment district created under Chapter 170, Florida Statutes, a state or federal agency, any duly constituted communication, water, sewer, electrical or other public utility, or any entity acceptable to the Department of Environmental Protection or its successor under its rules and regulations.

ARTICLE IV. SUBSCRIBER

The name and address of the subscriber of these Articles of Incorporation is Sean G. Roberts, 14327 Perdido Key Drive, Floor 14, Pensacola, FL 32507.

ARTICLE V. DIRECTORS

1. The affairs of the Association will be managed by a Board of Directors consisting of the number of directors as shall be determined by the Bylaws, but not less than three directors and in the absence of such determination shall consist of three directors.

2. Directors of the Association shall be elected at the annual meeting of the members in the manner determined by the Bylaws. Directors may be removed and vacancies of the Board of Directors shall be filled in the manner provided In the Bylaws.

3. The names and addresses of the three members of the first Board of Directors who shall hold office until their successors are elected and have qualified, or until removed, are as follows:

- Director 1: Sean G. Roberts
14327 Perdido Key Drive, Floor 14
Pensacola, FL 32507
- Director 2: Bill Brockman
14327 Perdido Key Drive, 2E
Pensacola, FL 32507
- Director 3: Lewis Grubbs
14241 Perdido Key Drive, 2E
Pensacola, FL 32507

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ARTICLE VI. OFFICERS

The affairs of the Association shall be administered by the officers elected by the Board of Directors at its first meeting following the annual meeting of the members of the Association, which officers shall serve at the pleasure of the Board of Directors. The names and addresses of the officers who shall serve until their successors are designated by the Board of Directors are as follows:

- President: Sean G. Roberts
14327 Perdido Key Drive, Floor 14
Pensacola, FL 32507
- Vice President Bill Brockman
14327 Perdido Key Drive, 2E
Pensacola, FL 32507
- Secretary Sean G. Roberts
14327 Perdido Key Drive, Floor 14
Pensacola, FL 32507

Treasurer

Sean G. Roberts
14327 Perdido Key Drive, Floor 14
Pensacola, FL 32507

ARTICLE VII. INDEMNIFICATION OF OFFICERS AND DIRECTORS

The Association shall and does hereby indemnify and hold harmless every Director and every Officer, their heirs, executors and administrators, against all loss, cost and expenses reasonably incurred in connection with any action, suit or proceeding to which such Director or Officer may be made a party by reason of being or having been a Director or Officer of the Association, including reasonable attorney fees and paraprofessional fees at all levels of proceeding. This indemnification shall not apply to matters wherein the Director or Officer shall be finally adjudged in such action, suit or proceeding to be liable for or guilty of gross negligence or willful misconduct. The foregoing rights shall be in addition to, and not exclusive of, all other rights to which such Director or Officers may be entitled.

ARTICLE VIII. TRANSACTIONS IN WHICH DIRECTORS OR OFFICERS ARE INTERESTED

No contract or transaction between the Association and one (1) or more of its Directors or Officers or Declarant, or between the Association and any other corporation, partnership, the Association, or other organization in which one (1) or more of its Officers or Directors are officers, directors or employees or otherwise interested shall be invalid, void or voidable solely for this reason, or solely because the Officer or Director is present at, or participates in, meetings of the Board of Directors thereof which authorized the contract or transaction, or solely because said Officers' or Directors' votes are counted for such purpose. No Director or Officer of the Association shall incur liability by reason of the fact that such Director or Officer may be interested in any such contract or transaction. Interested Directors shall disclose the general nature of their interest and may be counted in determining the presence of a quorum at a meeting of the Board of Directors which authorized the contract or transaction.

ARTICLE IX. 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 by the Bylaws.

ARTICLE X. AMENDMENTS

Amendments to the 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. A resolution approving a proposed amendment may be proposed by either the Board of Directors or by the members of the Association. Directors and members not present in person or by proxy at the meetings considering the amendment may express their approval in writing, providing such approval is delivered to the secretary at or prior to the meeting.

3. Approval of an amendment must be by not less than 66 2/3% of the votes of the entire membership of the Association.

4. No amendments shall make any changes in the qualifications for membership nor the voting rights of members.

5. A copy of each amendment shall be certified by the Secretary of State and recorded in the Public Records of Escambia County, Florida.

ARTICLE XI. RESIDENT AGENT

The Association has named Sean G. Roberts whose address is 14327 Perdido Key Drive, Floor 14, Pensacola, FL 32507, as resident agent to accept service of process within the State.

IN WITNESS WHEREOF, the subscriber has hereunto affixed his signature this 17th day of July, 2017.




Sean G. Roberts

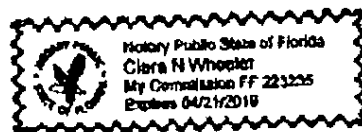
STATE OF FLORIDA
COUNTY OF ESCAMBIA

Before me the undersigned authority in and for the said State and County personally appeared Sean G. Roberts, to me well known to be the person described in and who freely and voluntarily subscribed the foregoing articles of incorporation for the uses and purposes therein mentioned and set forth.

IN WITNESS WHEREOF, I have hereunto set my hand and seal in the State and County aforesaid this 17th day of July, 2017.



NOTARY PUBLIC



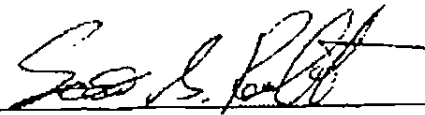
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ACCEPTANCE OF APPOINTMENT AS REGISTERED AGENT

I, Sean G. Roberts, hereby accept the appointment as registered agent for KEY GARAGE COMMERCIAL CONDOMINIUM ASSOCIATION, INC. as set forth in its articles of incorporation being filed simultaneously herewith.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal this 17th day of July, 2017.



Sean G. Roberts