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## FLORIDA PROFIT/NON PROFIT CORPORATION

**Starkey Ranch District Park, Inc.**

Certificate of Status	0
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**ARTICLES OF INCORPORATION  
OF  
STARKEY RANCH DISTRICT PARK, INC.  
(A CORPORATION NOT-FOR-PROFIT)**

THE UNDERSIGNED, in accordance with the provisions of Chapter 617, *Florida Statutes*, hereby make, subscribe and acknowledge these Articles of Incorporation for the purpose of forming a nonprofit Florida corporation.

**ARTICLE I**

The name of the corporation is Starkey Ranch District Park, Inc., and its mailing address and principal office address is c/o Gentry Land Company, LLC, 1217 Kentucky Avenue, St. Cloud, FL 34769.

**ARTICLE II**

The purpose for which the Corporation is formed is to manage and operate the Starkey Ranch District Park facilities and for other lawful purposes not for pecuniary gain or profit and not specifically prohibited to corporations under the laws of the State of Florida. The Corporation may exercise all rights and powers of a non-profit corporation permitted by Chapter 617, *Florida Statutes*.

**ARTICLE III**

The term for which the corporation is to exist is perpetual unless the corporation is dissolved pursuant to any applicable provision of the *Florida Statutes*.

**ARTICLE IV**

The name and address of the incorporator for these Articles is:

c/o Stephen J. Szabo, III, Esq.  
Foley & Lardner LLP  
P.O. Box 3391  
Tampa, Florida 33601-3391

**ARTICLE V**

The corporation shall be governed by a Board of Directors consisting of not less than three (3) nor more than seven (7) persons. The members of the Board of Directors shall be elected in accordance with the provisions of the By-Laws of the corporation. The initial Board of Directors shall consist of three (3) persons whose names and addresses are:

Reed Berlinsky

c/o Gentry Land Company, LLC  
1217 Kentucky Avenue  
St. Cloud, FL 34769

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Matt Call                      c/o Gentry Land Company, LLC  
1217 Kentucky Avenue  
St. Cloud, FL 34769

Michael Liquori              c/o Gentry Land Company, LLC  
1217 Kentucky Avenue  
St. Cloud, FL 34769

In the event of a vacancy on the Board of Directors, the vacancy shall be filled by the majority vote of the remaining Directors.

#### ARTICLE VI

The affairs of the corporation are to be managed by a President, a Vice President, a Secretary, a Treasurer and such other Officers as the By-Laws of the corporation may provide for from time to time. All Officers shall be elected by the Board at the first meeting of the Board of Directors following the annual meeting of the corporation and shall hold office until the next succeeding annual election of Officers or until their successors are elected and qualify.

The names of the Officers who are to serve until the first meeting of the Board following the annual meeting of the corporation are:

Reed Berlinsky	President
Michael Liquori	Vice President
Matt Call	Secretary/Treasurer

In the event of a vacancy in any office, the vacancy shall be filled by a majority vote of the Board of Directors.

#### ARTICLE VII

This corporation shall never have nor issue any shares of stock, nor shall this corporation distribute any part of the income of this corporation, if any, Directors or Officers. However, the corporation shall not be prohibited from reasonably compensating its Directors, or Officers for services rendered, nor shall the corporation be prohibited from making any payments or distributions of benefits, monies or properties permitted by Chapter 617, *Florida Statutes*.

#### ARTICLE VIII

The corporation shall have all the powers set forth and described in Chapter 617, *Florida Statutes*, as presently existing or as may be amended from time to time, together with those powers conferred by these Articles of Incorporation and the By-Laws of the corporation.

#### ARTICLE IX

In the absence of fraud, no contract or other transaction between this corporation or any other person, firm, association, corporation or partnership shall be affected or invalidated by the fact that any Director or Officer of this corporation is pecuniarily or otherwise interested in, or is

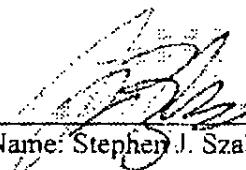
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a director, member or officer of any such firm, association, corporation or partnership. Any director may vote and be counted in determining the existence of a quorum at any meeting of the Board of Directors for the purpose of authorizing contract or transaction with like force and effect as if he were not so interested, or not a director, member or officer of such other firm, association, corporation or partnership.

#### ARTICLE X

The By-Laws of this corporation are to be made and adopted by a majority vote of the Directors and said By-Laws may not be altered, amended, rescinded or added to except as provided in the By-Laws.

IN WITNESS WHEREOF, the undersigned incorporator has executed these Articles of Incorporation, this 5th day of October, 2017.

  
\_\_\_\_\_  
Print Name: Stephen J. Szabo, III

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**DESIGNATION OF REGISTERED AGENT  
AND REGISTERED OFFICE**

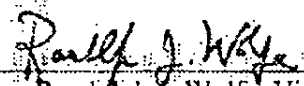
The initial registered agent of this corporation shall be F & L Corp. The initial registered office of this corporation shall be One Independent Drive, Suite 1300, Jacksonville, Florida 32202.

**ACCEPTANCE**

Having been named registered agent to accept service of process for the above-named corporation, the undersigned hereby accepts to act in this capacity and agrees to comply with the provisions of Section 48.091, *Florida Statutes*.

F & L Corp

By: \_\_\_\_\_

  
Randolph J. Wolfe, Vice President