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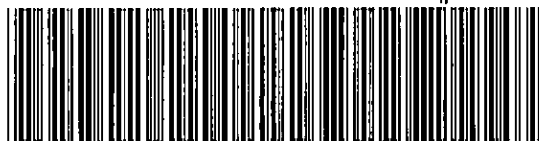
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CORPORATION SERVICE COMPANY
1201 Hays Street
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Phone: 850-558-1500

ACCOUNT NO. : I20000000195

REFERENCE : 897720 80913A

AUTHORIZATION :

[Handwritten Signature]

COST LIMIT : \$ 70.00

ORDER DATE : November 3, 2017

ORDER TIME : 12:52 PM

ORDER NO. : 897720-005

CUSTOMER NO: 80913A

DOMESTIC FILING

NAME: BEVILLE PROFESSIONAL AND
MEDICAL PROPERTY MANAGEMENT
ASSOCIATION, INC.

EFFECTIVE DATE:

CC ARTICLES OF INCORPORATION
 CERTIFICATE OF LIMITED PARTNERSHIP
 ARTICLES OF ORGANIZATION

PLEASE RETURN THE FOLLOWING AS PROOF OF FILING:

 CERTIFIED COPY
CC PLAIN STAMPED COPY
 CERTIFICATE OF GOOD STANDING

CONTACT PERSON: Roxanne Turner - EXT.

EXAMINER'S INITIALS:

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FLORIDA

**ARTICLES OF INCORPORATION
OF
BEVILLE PROFESSIONAL AND MEDICAL PROPERTY MANAGEMENT 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 BEVILLE PROFESSIONAL AND MEDICAL PROPERTY MANAGEMENT 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 professional and medical office facilities, in accordance with the Beville Professional and Medical Property Management Association, Inc. Declaration of Covenants, Conditions and Restrictions (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 Common Property.
 - b. To use the proceeds of assessments in the exercise of its powers and duties.

- c. To maintain, manage, repair, replace and operate the Common Property.
- d. To reconstruct improvements after casualty and construct further improvements to the Common Property.
- e. To promulgate and amend the Association Rules and Regulations respecting the use of The Properties.
- f. To enforce by legal means the provisions of the various Declaration Documents, these Articles, the Bylaws of the Association, and the Association Rules and Regulations.
- g. Pursuant to the terms of the Declaration, to contract for the management of the Common Property and to delegate to such contractor all powers and duties of the Association except such as are specifically required by the various Declaration Documents and applicable law to have approval of the board of directors or the members of the Association.
- h. To serve as the association for condominiums other than the Condominium in the discretion of the board of directors, in which case the terms "Unit" and "Owners" as used in these Articles and the Bylaws shall refer to Units and Owners in any condominium operated by this Association.

3. All funds and the titles to all 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 Documents.

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 not less than three (3) nor more than three (3) directors as shall be determined by the Bylaws, and in the absence of such determination shall consist of three (3) directors.

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2. Directors of the Association shall be appointed or elected at the annual meeting of the members in the manner determined by the Bylaws.

3. The following persons shall serve as directors until their successors are elected or appointed as provided in the Bylaws:

<u>Name</u>	<u>Address</u>
Robert S. Johnson	6231 SW 37 th Way Gainesville, FL 32608
Erica Johnson	6231 SW 37 th Way Gainesville, FL 32608
Fred C. Chamberlain	4356 Trails Drive Sarasota, FL 34232

ARTICLE VI **Officers**

The affairs of the Association shall be administered by a president, a vice-president, a secretary, a treasurer, and as many assistant 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: Robert S. Johnson
6231 SW 37th Way
Gainesville, FL 32608

Vice President: Fred C. Chamberlain
4356 Trails Drive
Sarasota, FL 34232

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Secretary/
Treasurer:

Erica Johnson
6231 SW 37th Way
Gainesville, FL 32608

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 not less than two-thirds (2/3) of all the directors until the first election of a majority of directors by Owners other than the Declarant. Thereafter, the Bylaws may be altered, amended or rescinded as provided Therein.

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. Until the first election of a majority of directors by members other than the Developer, proposal of an amendment and approval thereof shall require the affirmative action of two-thirds (2/3) of the entire membership of the board of directors, and no meeting of the members nor any approval thereof need be had.
3. After the first election of a majority of directors by members other than the Declarant, a resolution approving a proposed amendment may be proposed by either the board of directors or by

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the members of the Association, and after being proposed and approved by one of such bodies, requires the approval of the other body. Except as otherwise provided herein, such approvals must be by not less than two-thirds (2/3) of all the directors and by not less than a majority vote of the members of the Association at a duly called meeting of the Association.

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 the county in which The Property is situated.

5. At any time prior to the first election of a majority of directors by members other than the Declarant, these Articles of Incorporation may be amended by the Declarant without the approval of the board of directors or the membership of the Association as may be required by any governmental entity or institutional lender or as may be necessary to conform these Articles to any governmental statutes.

6. Any amendments to these Articles shall be in accord with the terms and provisions of the Declaration which sets forth additional voting and approval requirements with respect to certain types of amendments.

ARTICLE X

Term

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

ARTICLE XI

Incorporator

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

Name

Address

Robert S. Johnson

6231 SW 37th Way
Gainesville, FL 32608

ARTICLE XII

Registered Agent

The association hereby appoints Robert S. Johnson, as its Registered Agent to accept service of process within this state, with the Registered Office located at 6231 SW 37th Way, Gainesville, FL 32608.

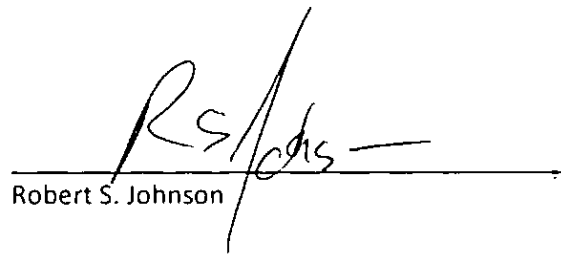
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ARTICLE XIII
Principal Office

The address of the principal office of the Association is 6231 SW 37th Way, Gainesville, FL 32608.

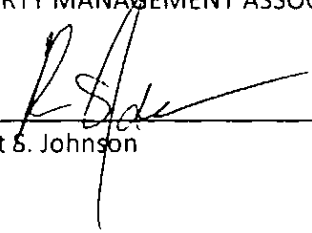
IN WITNESS WHEREOF, the incorporator has hereto affixed its signature this 3rd day of November 2017.


Robert S. Johnson

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ACCEPTANCE OF APPOINTMENT AS REGISTERED AGENT

The undersigned hereby accepts the appointment to serve as the initial Registered Agent of BEVILLE PROFESSIONAL AND MEDICAL PROPERTY MANAGEMENT ASSOCIATION, INC.



Robert S. Johnson

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REC'D
INCL. IN STATE
SECRETARY
FLORIDA