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MAR 28 2018
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

The Henderson Boulevard

Condominium Association, Inc..

Signature _____

Requested by: Seth

03/27/18

Name

Date

Time

Walk-In

Will Pick Up

Art of Inc. File _____

LTD Partnership File _____

Foreign Corp. File _____

L.C. File _____

Fictitious Name File _____

Trade/Service Mark _____

Merger File _____

Art. of Amend. File _____

RA Resignation _____

Dissolution / Withdrawal _____

Annual Report / Reinstatement _____

Cert. Copy _____

Photo Copy _____

Certificate of Good Standing _____

Certificate of Status _____

Certificate of Fictitious Name _____

Corp Record Search _____

Officer Search _____

Fictitious Search _____

Fictitious Owner Search _____

Vehicle Search _____

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UCC 1 or 3 File _____

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UCC 11 Retrieval _____

Courier _____

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ARTICLES OF INCORPORATION
OF
THE HENDERSON BOULEVARD CONDOMINIUM ASSOCIATION, INC.

The undersigned incorporator, a resident of the State of Florida and of full age, hereby makes, subscribes, acknowledges and files with the Department of the State of Florida these Articles of Incorporation for the purpose of forming a corporation not for profit under the laws of the State of Florida.

ARTICLE I
NAME

The name of this corporation is **The Henderson Boulevard Condominium Association, Inc.**, a Florida corporation not for profit (hereinafter called the "Association" in these Articles), whose principal place of business is: 3633 Henderson Boulevard, Tampa, Florida 33609.

ARTICLE II
OFFICE AND REGISTERED AGENT

The Association's principal place of business is: 3633 Henderson Boulevard, Tampa, Florida 33609. The Association's registered agent is ROBERT CAPUANO, who maintains a business office at: 3633 Henderson Boulevard, Tampa, FL 33609. Both the Association's principal place of business and registered agent may be changed from time to time by the Board of Directors as provided by law.

ARTICLE III
PURPOSE

This Association does not contemplate pecuniary gain or profit to its members and the specific purposes for which it is formed are to provide for the maintenance, preservation and architectural control of all common areas and commercial Units within that certain tract of property (hereinafter called the "Property") in Hillsborough County, Florida, as further described on Exhibit A.

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TAMPA, FL 33609

ARTICLE IV
POWERS

This Association is empowered to:

(a) Declaration. Exercise all rights, powers, privileges, and perform all duties of this Association set forth in that certain Declaration of Covenants, Conditions, Restrictions and Easements for The Henderson Boulevard Condominium Association (hereinafter called the "Declaration") applicable to the Property and recorded or to be recorded in Hillsborough County, and as the same may be amended from time to time as therein provided, said Declaration being incorporated herein as if set forth in full;

(b) Property. In any lawful manner, acquire, own, hold, improve, manage, operate, maintain, repair, replace, operate, convey, sell, lease, transfer, assign, and otherwise dispose of property of any nature whatsoever, real, personal, or mixed, tangible or intangible, in connection with this Association's affairs;

(c) Assessments. Fix, levy, collect, and enforce by any lawful means all charges or assessments established by, or pursuant to, the Declaration; and to use and expend the proceeds of assessments in the exercise of its powers and duties hereunder;

(d) Costs. Pay all costs, expenses, and obligations lawfully incurred in connection with this Association's affairs including, without limitation, all licenses, taxes, or other governmental charges levied or imposed against this Association's property;

(e) Rules. From time to time adopt, alter, amend, rescind, and enforce reasonable rules and regulations governing the use of the Units and Common Area (as those terms are defined in the Declaration) consistent with the rights and duties established by the Declaration and these Articles;

(f) General. Have and exercise all common law rights, powers, and privileges and those that a corporation not for profit may now or hereafter have or exercise under the laws of the State of Florida, together with all other rights, powers, and privileges reasonably to be implied from the existence of any right, power, or privilege so granted, or granted by the Declaration or these Articles, or reasonably necessary to effectuate the exercise of any right, power, or privilege so granted;

(g) Enforcement. To enforce by legal means the obligations of the members of this Association and the provisions of the Declaration;

(h) Litigation. To sue or be sued; provided, however, that this Association's right to sue any third party is limited in the manner described in the Declaration;

(i) Other. Engage in all lawful acts permitted or authorized by applicable law.

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ARTICLE V
MEMBERSHIP

Every person who from time to time holds the record fee simple title to, or any undivided fee simple interest in, any Unit that is subject to the provisions of the Declaration is a member of this Association, including contract sellers, but excluding all other persons who hold any interest in any Unit merely as security for the performance of an obligation. An Owner of more than one Unit is entitled to one membership for each Unit owned. Membership is appurtenant to, and may not be separated from, ownership of at least one Unit that is subject to the provisions of the Declaration, and membership may not be transferred other than by transfer of title to such Unit. Each membership is transferred automatically by record conveyance or other transfer of title of a Unit.

ARTICLE VI
VOTING RIGHTS

This Association shall have one class of voting membership:

Members shall be entitled to one (1) vote for each Unit in which they hold the interest required for membership under Article V hereof; provided, however, there shall be only one (1) vote per Unit. In any situation where a person is entitled personally to exercise the vote for his Unit and more than one (1) person holds the interest in such Unit required for membership, the vote for such Unit shall be exercised as those persons determine among themselves and advise the Secretary of this Association in writing prior to any meeting. In the absence of such advice, the Unit's vote shall be suspended if more than one (1) person seeks to exercise it.

ARTICLE VII
BOARD OF DIRECTORS

Section 1. This Association's affairs are managed by a Board of Directors initially composed of three Directors. The number of Directors from time to time may be changed by amendment to this Association's Bylaws, but at all times it must be at least three (3). The initial Directors named below shall serve until this Association's first annual meeting. The term of office for all Directors is one year. Any Director may succeed himself or herself in office. Each member may vote for each vacancy; however, cumulative voting is not permitted. Directors need not be Association members.

Section 2. The names and addresses of the persons who will serve as Officers and Directors until their successors have been duly elected and qualify, unless they sooner die, resign, or are removed, are:

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- Names:
- (1) ROBERT CAPUANO President/Director
3633 Henderson Blvd.
Tampa, FL 33609
 - (2) LINDA CAPUANO Secretary-Treasurer/Director
3633 Henderson Blvd.
Tampa, FL 33609
 - (3) TOM PAINO Vice President/Director
11070 90th Terrace
Seminole, FL 33772

ARTICLE VIII INCORPORATOR

The name and residence of the incorporator is:

Name: ROBERT CAPUANO
Address: 3633 Henderson Blvd.
Tampa, FL 33609

ARTICLE IX DISSOLUTION

This Association may be dissolved in the manner from time to time provided by the laws of the State of Florida and with the assent given in writing and signed by not less than one-hundred (100%) percent of the members.

ARTICLE X DURATION

This Association exists perpetually.

ARTICLE XI BYLAWS

This Association's Bylaws initially will be adopted by the Board of Directors. Thereafter, the Bylaws may be altered amended, or rescinded with the approval of the Board of Directors, and 100% vote of the members.

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CLERK OF CIRCUIT COURT
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ARTICLE XII AMENDMENTS

Amendments to these Articles may be proposed and adopted in the manner from time to time provided by the laws of the State of Florida, provided that each such amendment must have the approval in writing of one-hundred (100%) percent of the members.

ARTICLE XIII INTERPRETATION

Express reference is made to the Declaration where necessary to interpret, construe, and clarify the provisions of these Articles. Without limitation, all terms defined in the Declaration have the same meaning where used in these Articles. By subscribing and filing these Articles, the incorporator intends for its provisions to be consistent with the provisions of the Declaration and to be interpreted, construed, and applied with those of the Declaration to avoid inconsistencies or conflicting results.

ARTICLE XIV INDEMNIFICATION

The corporation shall indemnify any individual who was or is a party to any proceeding (other than an action by, or in the right of, the corporation), by reason of the fact that such individual is or was a director, officer, employee, or agent of the corporation, or is or was serving at the request of the corporation as a director, officer, employee or agent of another corporation, partnership, joint venture, trust or other enterprise, against liability incurred in connection with such proceedings, including any appeal thereof, including gross negligence, to the full extent as authorized by law, said indemnity to include but not be limited to expenses and amounts paid in settlement, expenses of liabilities incurred as a result of such individual serving as a director, officer, employee or agent as hereinabove provided, or as otherwise contemplated and included within applicable law. Indemnification and advancement of expenses as provided herein shall continue as to an individual who has ceased to be a director, officer, employee or agent, and shall inure to the benefit of the heirs, executors and administrators of such an individual, and any amendment or changes to this indemnification provision shall be prospective only and as to individuals who shall serve as a director, officer, employee or agent after the effective date of such amendment, and such amendment shall not otherwise affect the rights of indemnification for any individual who has theretofore served as a director, officer, employee or agent.

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CLERK OF DISTRICT COURT
JANUARY 1, 2019

IN WITNESS WHEREOF, for the purpose of forming this corporation under the laws of the State of Florida, I, the undersigned, constituting the incorporator of this Association, have executed these Articles of Incorporation, this 28th day of February, 2018.


ROBERT CAPUANO, Incorporator

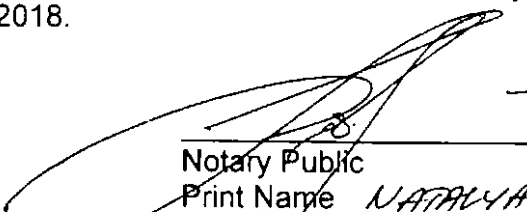
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STATE OF FLORIDA
COUNTY OF Hillsborough

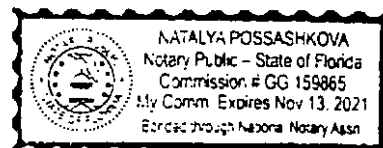
I HEREBY CERTIFY, that on this day personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments, ROBERT CAPUANO, to me personally known or who has produced Florida DL as identification, and known to me to be the individual described in and who executed the foregoing instrument and he acknowledged before me that he executed the same for the purposes therein expressed.

WITNESS my hand and official seal at Tampa, said County and State, this 28th day of February, 2018.


Notary Public

Print Name NATALYA POSSASHKOVA

My Commission Expires: November 13, 2021



**CERTIFICATE DESIGNATING PLACE OF BUSINESS FOR THE
SERVICE OF PROCESS WITHIN THE STATE OF FLORIDA AND NAMING THE
REGISTERED AGENT UPON WHOM PROCESS MAY BE SERVED**

The Henderson Boulevard Condominium Association, Inc., desiring to organize under the laws of the State of Florida, as a corporation not for profit with its principal office, as indicated in its Articles of Incorporation, at: 3633 Henderson Boulevard, Tampa, Florida 33609, has named ROBERT CAPUANO, whose business office is: 3633 Henderson Boulevard, Tampa, Florida 33609 as its registered agent to accept service of process within Florida.

ACCEPTANCE

Having been named to accept service of process for the foregoing corporation at the place designated in this certificate, I hereby agree to act in this capacity, and I further agree to comply with the provisions of all statutes, including the duties and obligations imposed by Section 617.0503, Fla. Stat., relative to the proper and complete performance of my duties.

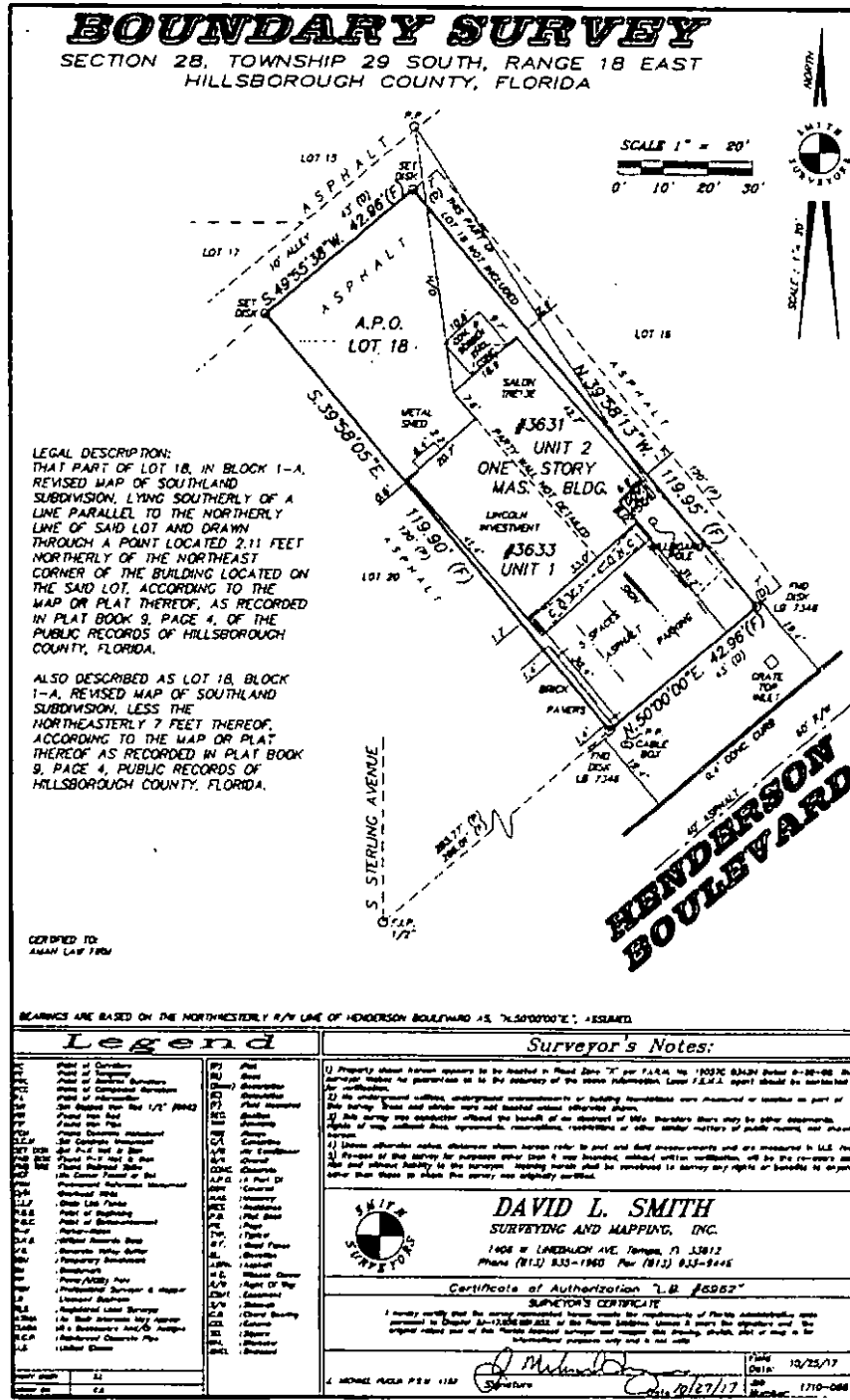
Date: 2/28/18



ROBERT CAPUANO

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CLERK OF CIRCUIT COURT
JUDICIAL CIRCUIT IN AND FOR
THE COUNTY OF HILLSBORO
STATE OF FLORIDA

EXHIBIT A Boundary Survey with Legal Description



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HILLSBOROUGH COUNTY, FLORIDA