

T SCHROEDER

CORPORATION SERVICE COMPANY
1201 Hays Street
Tallahassee, FL 32301
Phone: 850-558-1500

ACCOUNT NO. : I20000000195

REFERENCE : 348084 8066610

AUTHORIZATION :



COST LIMIT : \$ 70.00

ORDER DATE : August 14, 2018

ORDER TIME : 11:23 AM

ORDER NO. : 348084-005

CUSTOMER NO: 8066610

DOMESTIC FILING

NAME: VERO BEACH COMMONS
ASSOCIATION, INC.

EFFECTIVE DATE:

☒ ARTICLES OF INCORPORATION
☐ CERTIFICATE OF LIMITED PARTNERSHIP
☐ ARTICLES OF ORGANIZATION

PLEASE RETURN THE FOLLOWING AS PROOF OF FILING:

☐ CERTIFIED COPY
☒ PLAIN STAMPED COPY
☐ CERTIFICATE OF GOOD STANDING

CONTACT PERSON: Roxanne Turner - EXT.

EXAMINER'S INITIALS: _____

ARTICLES OF INCORPORATION
OF
VERO BEACH COMMONS ASSOCIATION, INC.

The undersigned hereby acts as incorporator in adopting the following Articles of Incorporation for the purpose of organizing a corporation not-for-profit pursuant to the provisions of Chapter 617, Florida Statutes:

ARTICLE I

NAME

The name of this Corporation is VERO BEACH COMMONS ASSOCIATION, INC.
(the "Association").

ARTICLE II

ADDRESS

The mailing address of, and the principal office for, the Association is 431 Fairway Drive, Suite 201, Deerfield Beach, Florida 33441.

ARTICLE III

INCORPORATOR

The name and address of the incorporator is:

NAME

James D. Barnett

ADDRESS

401 East Las Olas Boulevard
Suite 1000
Fort Lauderdale, Florida 33301

FILED
18 AUG 14 AM 9:20
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

ARTICLE IV

DIRECTORS

Directors are to be appointed in accordance with the provisions of the Bylaws, but in no event will there be less than one (1) Director, nor more than three (3), at any one time. The Directors need not be members of the Association.

The names and addresses of the initial directors, who shall hold office until their successors are appointed or elected, are as follows:

David Coppa, 431 Fairway Drive, Suite 201, Deerfield Beach, Florida 33441

Robert K. Patton, III, 431 Fairway Drive, Suite 201, Deerfield Beach, Florida 33441

ARTICLE V

REGISTERED AGENT/OFFICE

The street address of the initial Registered Office of this Association in the State of Florida will be 1201 Hays Street, Tallahassee, Florida 32301. The name of the initial Registered Agent of this Association at the above address will be Corporation Service Company.

ARTICLE VI

PURPOSES

The Association does not contemplate pecuniary gain or profit, direct or indirect, to its members. It is formed for the purpose of enforcing and enjoying all rights, benefits and obligations on behalf of the Owners, as set forth in the Declaration of Easements, Covenants and Restrictions (the "Declaration"), filed (or to be filed) by **DKC VERO BEACH SQUARE, LLC**, a Florida limited liability company, with respect to certain real property located in Indian River County, Florida, and more particularly described in the Declaration (the "Property"); and for these purposes (and without limitation) to:

(a) operate and maintain all easements running in favor of the Association, and all facilities incident thereto, all for the benefit of the owners of the Property and pursuant to the Declaration; and

(b) operate, maintain and manage the surface water or stormwater management system in a manner consistent with the South Florida Water Management District requirements and applicable district rules, and shall assist in the enforcement of the restrictions and covenants contained herein.

(c) fix assessments (or charges) to be levied against the Property and/or the Owners of the Property pursuant to the Declaration, including, without limitation, assessments for the cost of maintenance and operation of the surface water or stormwater management system; and

(d) enforce any and all covenants, restrictions and agreements contained in the Declaration and applicable to the Property;

(e) pay any and all taxes, and insurance required to be paid by the Association pursuant to the Declaration; and

18 AUG 14 AM 9:20
STATE OF FLORIDA
TALLAHASSEE, FLORIDA

FILED

(f) insofar as permitted by law and as contemplated in the Declaration, to do any other thing that, in the opinion of the Board of Directors of the Association, will give effect to the rights and interests of the Association as contained in the Declaration.

ARTICLE VII

POWERS

The powers of the Association will include, without limitation, the following:

(a) The Association will have all common-law and statutory powers of a Florida corporation not-for-profit not in conflict with the terms of these Articles.

(b) The Association will have all the powers and duties set forth in the Declaration, including, but not limited to, the following:

(i) To establish, levy and assess, and collect assessments as necessary to operate the Association and carry on its activities, and to create such reserves for the extraordinary expenditures as may be deemed appropriate in the discretion of the Board of Directors, as contemplated and to effect the purposes contained in the Declaration, including, without limitation, assessments for the costs of maintenance and operation of the surface water or stormwater management system;

(ii) to purchase insurance upon the parcels over which the Association has been given easements pursuant to the Declaration for the protection of the Association and its members;

(iii) to promulgate and amend reasonable regulations respecting the use of the easement parcels consistent with the Declaration, as the Board of Directors may deem appropriate; and

(iv) To enforce by legal means the provisions of the Declaration, these Articles, and the By-Laws of the Association.

3. The powers of the Association will be subject to and will be exercised in accordance with the provisions of the Declaration, these Articles and the By-Laws of the Association.

FILED
18 AUG 14 AM 9:20
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

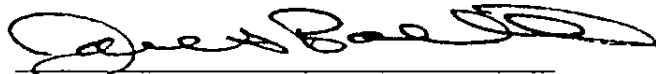
ARTICLE VIII

TERM

Existence of the Association shall commence with the filing of these Articles of Incorporation with the Secretary of State, Tallahassee, Florida. The Association will have perpetual existence.

In the event of termination, dissolution or final liquidation of the Association, the responsibility for the operation and maintenance of the surface water or stormwater management system must be transferred to and accepted by an entity which would comply with section 40C-42.027, Florida Administrative Code, and be approved by the South Florida Water Management District prior to such termination, dissolution or liquidation.

Signed on August 13, 2018.



James D. Barnett, Incorporator

FILED
18 AUG 14 AM 9:20
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

Acceptance of Appointment by Registered Agent

Pursuant to the provisions of Section 617.0501, Florida Statutes, the undersigned does hereby accept its appointments as registered agent on whom process may be served within the State of Florida for the proposed domestic corporation not-for-profit named in the foregoing Articles of Incorporation and further agrees to comply with the provisions of all statutes relating to the proper and complete performances of the duties of a registered agent and state that I am familiar with and accept the obligations of that position.

CORPORATE SERVICE COMPANY

By: Roxanne Turner
Name: Roxanne Turner
Title: Asst. Vice President

FILED
18 AUG 14 AM 9:20
CLERK OF STATE
TALLAHASSEE FLORIDA