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**FLORIDA PROFIT/NON PROFIT CORPORATION**  
**Nolte Road Commercial Park Owners Association, Inc.**

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**ARTICLES OF INCORPORATION  
OF  
NOLTE ROAD COMMERCIAL PARK  
OWNERS ASSOCIATION, INC.**

The undersigned incorporator hereby adopts the following Articles of Incorporation for the purpose of forming a not-for-profit corporation under the "Florida Not-For-Profit Corporation Act."

**ARTICLE I  
CORPORATE NAME**

The name of the Corporation shall be NOLTE ROAD COMMERCIAL PARK OWNERS ASSOCIATION, INC., hereinafter called the "Association." The corporation's mailing address is 4337 Pablo Oaks Court, Suite #102, Jacksonville, Florida 32224.

**ARTICLE II  
DURATION**

The duration of the Corporation shall be perpetual.

**ARTICLE III  
DEFINITIONS**

The terms used in these Articles shall have the same definitions and meanings as those set forth in the Declaration of Covenants, Restrictions, and Easements for NOLTE ROAD COMMERCIAL PARK to be recorded in the Public Records of Osceola County, Florida ("Declaration"), unless herein provided to the contrary, or unless the context otherwise requires. Unless specifically indicated otherwise, capitalized terms used herein shall have the same meaning as set forth in the Declaration.

**ARTICLE IV  
COMMENCEMENT OF CORPORATE EXISTENCE**

The corporate existence of the Association shall commence at the time these Articles of Incorporation are filed by the Department of State of the State of Florida.

**ARTICLE V  
PURPOSES AND POWERS**

The Association is not organized for pecuniary profit or financial gain, and no part of the Association's assets or income shall inure to the benefit of any Director, Officer or Member of the Association except as may be authorized by the Board of Directors in accordance with the terms and provisions of the Bylaws of the Association with respect to the compensation of Directors, Officers or Members of the Association for the rendition of unusual or exceptional services to the Association.

The purposes for which the Association is formed, and the powers that may be exercised by the Board of Directors of the Association, are:

Jason M. Trager  
5150 Belfort Road, Building 100  
Jacksonville, Florida 32256  
(904) 296-0100  
Fl. Bar No. 0786071  
150139.D.03

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- (a) To own the Association's interest in the Common Area, to maintain the Common Area (except as otherwise provided), monument signs and traffic and directional signs as herein provided, Utility Lines (except for those lying within five feet of any Building), and transformers, all for the use and benefit of the Owners and the Association, and to perform such other duties and services and carry out such other obligations as provided for in the Declaration, Articles and Bylaws, including but not limited to providing architectural control over the Lots and Common Area and operating and managing the Storm Water Management System; and
- (b) To acquire by gift, purchase, or otherwise, and to own, build, improve, operate, repair, maintain and replace, lease, transfer, and otherwise dispose of, real property, buildings, improvements, fixtures and personal property in connection with the business and affairs of the Association; and
- (c) To dedicate, sell or transfer all or any part of the Common Area to any public agency, authority, or utility for such purposes and subject to such conditions as may be agreed to by the Members; however, such dedication or transfer shall be effective without the prior written consent of Declarant and all Institutional First Mortgagees affected thereby; and
- (d) To establish, levy, collect, and enforce payment of, all assessments and charges and any Declarant's Required Contribution pursuant to the terms and provisions of the Declaration or Bylaws of the Association, including but not limited to the levying and collection of adequate assessments against members of the Association for the costs of maintenance and operation of the Common Area including without limitation the Storm Water Management System, and to use the proceeds thereof in the exercise of its powers and duties; and
- (e) To pay all expenses in connection with, and incident to, the conduct of the business and affairs of the Association; and
- (f) To borrow money and to pledge, mortgage or hypothecate any or all of the real or personal property owned by the Association as security for money borrowed or debts incurred by the Association; and
- (g) To annex additional real property to the Property pursuant to the terms and provisions of the Declaration; and
- (h) To exercise such powers which are now or may hereafter be conferred by law upon an association organized for the purposes set forth herein, or which may be necessary or incidental to the powers so conferred; and
- (i) To operate, maintain and manage the Storm Water Management System in a manner consistent with the WMD and applicable WMD rules, and shall assist in the enforcement of the Declaration in relation to the drainage plan for the Storm Water Management System; and
- (j) To grant easements on or through the Common Area or any portion thereof and Storm Water Management System or any portion thereof; and
- (k) To exercise all of the powers and privileges, and to perform all of the duties and obligations, of the Association as set forth in the Declaration, as the same may be amended from time to time; and
- (l) To promulgate or enforce rules, regulations, bylaws, covenants, restrictions or agreements to effectuate the purposes for which the Association is organized; and
- (m) To contract for the management of the Association and to delegate in such contract all or any part of the powers and duties of the Association; and
- (n) To purchase insurance upon the Common Area or any part thereof and insurance for the protection of the Association, its Officers, its Directors and the Owners; and

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- (o) To employ personnel to perform the services required for the proper operation of the Association; and
- (p) To accept assignment of the Declarant's rights or any portion thereof under the Declaration, if and when such assignment is made and to pay the costs associated with such assignment; and
- (q) To accept the grant of the Common Area, Storm Water Management System, and all permits associated therewith.

The foregoing clauses shall be construed both as purposes and powers, and the enumeration of specific purposes and powers shall not be construed to limit or restrict in any way the purposes and powers of the Association that may be granted by applicable law and any amendments thereto.

#### ARTICLE VI BOARD OF DIRECTORS

- A. **NUMBER AND QUALIFICATIONS.** The business and affairs of the Association shall be managed and governed by a Board of Directors. The number of Directors constituting the initial Board of Directors shall be three. The number of Directors may be increased or decreased from time to time in accordance with the Bylaws of the Association, but in no event shall there be less than three Directors. Directors shall be Members of the Association.
- B. **DUTIES AND POWERS.** All of the duties and powers of the Association existing under the Declaration, these Articles and the Bylaws shall be exercised exclusively by the Board of Directors, its agents, contractors or employees, subject to approval by Owners only when such approval is specifically required.
- C. **ELECTION; REMOVAL.** Directors of the Association shall be elected at the Annual Meeting of the Members in the manner determined by and subject to the qualifications set forth in the Bylaws. Directors may be removed and vacancies on the Board of Directors shall be filled in the manner provided by the Bylaws.
- D. **TERM OF INITIAL DIRECTORS.** The Declarant shall appoint the members of the first Board of Directors and their replacements, who shall hold office for the periods described in the Bylaws.
- E. **INITIAL DIRECTORS.** The names and addresses of the first Board of Directors who shall hold office until their successors are elected and have taken office, as provided in the Bylaws are as follows:

John M. Joyce  
4337 Pablo Oaks Court, Suite #102  
Jacksonville, Florida 32224

Terry Phillips  
4337 Pablo Oaks Court, Suite #102  
Jacksonville, Florida 32224

Joseph A Livingston  
3854 San Jose Park Drive  
Jacksonville, FL 32217

#### ARTICLE VII TRANSACTIONS IN WHICH DIRECTORS OR OFFICERS ARE INTERESTED

No contract or transaction between the Association and one or more of its Directors or Officers or between the Association and any other corporation, partnership, association or other organization in which one or more of its

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Officers or Directors are officers or directors 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 or committee thereof that authorized the contract or transaction, or solely because such Officer's or Director's 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 may be counted in determining the presence of a quorum at a meeting of the Board of Directors or of a committee that authorized the contract or transaction.

#### ARTICLE VIII OFFICERS

The affairs of the Association shall be administered by the Officers holding the offices designated in the Bylaws. The Officers shall be elected by the Board of Directors of the Association at its first meeting following the Annual Meeting of the Members and shall serve at the pleasure of the Board of Directors. The Bylaws may provide for the removal of Officers, for the filling of vacancies and for the duties of the Officers. The names and addresses of the Officers who shall serve until their successors are designated by the Board of Directors are as follows:

President	<u>John M. Joyce</u>
Vice President	<u>Terry Phillips</u>
Secretary	<u>Terry Phillips</u>
Treasurer	<u>Joseph A Livingston</u>

#### ARTICLE IX MEMBERSHIP

A. MEMBERSHIP. So long as a Class B Membership shall exist, each and every Owner of a Lot, other than the Declarant, will be a Class A Member of the Association as set forth below. Further, the Declarant shall be a Class B Member of the Association as set forth below until such membership shall terminate as provided for below.

B. CLASSES. Membership will be divided into two classes as follows:

1. Class A Members will be all Owners owning a Lot (other than the Declarant so long as Class B Membership exists, and then the Declarant will be a Class A Member so long as Declarant owns a Lot).
2. The Class B Member will be the Declarant.

C. DURATION. Class A Membership will be appurtenant to ownership of a Lot and may not be separated from such ownership. Class B Membership will not be so appurtenant, but will remain with the Declarant or the Declarant's successors or assigns as provided herein or in the Declaration, regardless of the conveyance of any Lot to others. The Class B Membership will terminate (the "Turnover Date") at the sooner of (i) the termination of the Class B Membership by the Declarant in written notice to the Association and upon the recording of such notice in the public records of Osceola County, Florida; or (ii) such time that Declarant no longer owns any Lot.

D. VOTING RIGHTS. Until the Class B Membership is terminated, the Class B Member will have sole voting rights in the Association and the Class A Members will have no voting rights except as otherwise specifically provided in the Declaration, Articles, or Bylaws. No notice of any meeting of the Association will be required to be given to the Class A Members until the termination of the Class B Membership. After termination of the Class B Membership, each Class A Member will be entitled to one vote per Lot owned. If a Lot is hereafter subdivided, any

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partial Lot shall be allocated one vote so long as such partial Lot shall be (i) greater than 50% of the square footage of the Lot as set forth on the Plat; and (ii) capable of accommodating a Building under the existing Land Use Documents.

#### ARTICLE X AMENDMENT

Amendments to these Articles shall be made in the following manner:

A. PROPOSAL. Notice of the subject matter for a proposed amendment shall be included in the notice of any meeting at which the proposed amendment is to be considered.

B. ADOPTION. The resolution for the adoption of a proposed amendment may be proposed by either a majority of the Board of Directors or by not less than one third of the Members eligible to vote. Directors and Members eligible to vote not present in person or by proxy at the meeting considering the amendment may express their approval in writing, provided that the approval is delivered to the Secretary at or prior to the meeting. The approval must be by not less than two-thirds of all the votes of the Members then entitled to be cast at a meeting at which a quorum of Members eligible to vote are present.

C. LIMITATION. No amendment shall make any changes in the qualifications for membership, nor in the voting rights or property rights of Members, nor any changes in Article V or Article XIII of the Articles entitled "Powers" and "Indemnification," respectively, without the approval in writing of all Members eligible to vote and the joinder of all Institutional First Mortgagees. No amendment shall be made that is in conflict with the Declaration, nor shall any amendment make changes that would in any way affect the rights, privileges, powers or options herein provided in favor of, or reserved to, Declarant, unless Declarant shall join in the execution of the amendment.

D. DECLARANT'S AMENDMENT. The Declarant may amend these Articles consistent with the provisions of the Declaration allowing certain amendments to be effected solely by the Declarant.

E. RECORDING. A copy of each amendment shall be filed with the Secretary of State pursuant to the provisions of applicable Florida law, and a copy certified by the Secretary of State shall be recorded in the Public Records of Osceola County, Florida.

#### ARTICLE XI BYLAWS

The first Bylaws of the Association shall be adopted by the Board of Directors and may be altered, amended, rescinded in the manner provided in the Articles, Bylaws and the Declaration.

#### ARTICLE XII INCORPORATOR

The name and address of the incorporator of the Association is:

Jason M. Trager  
5150 Belfort Road, Building 100  
Jacksonville, Florida 32256

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ARTICLE XIII  
INDEMNIFICATION

A. **INDEMNITY.** The Association shall indemnify any person who was or is a party or is threatened to be made a party to any threatened, pending or contemplated action, suit or proceeding, whether civil, criminal, administrative or investigative, by reason of the fact that he is or was a director, employee, officer or agent of the Association, against expenses (including attorneys' fees and appellate attorneys' fees), judgments, fines and amounts paid in settlement actually and reasonably incurred by him in connection with such action, suit or proceeding, unless (a) a court of competent jurisdiction determines, after all available appeals have been exhausted or not pursued by the proposed indemnitee, that he did not act in good faith, or in a manner he reasonably believed to be in, or not opposed to, the best interests of the Association, and, with respect to any criminal action or proceeding, that he had reasonable cause to believe his conduct was unlawful; and (b) such court further specifically determines that indemnification should be denied. The termination of any action, suit or proceeding by judgment, order, settlement, conviction, or upon plea of nolo contendere or its equivalent shall not, of itself, create a presumption that the person did not act in good faith and in a manner which he reasonably believed to be in or not opposed to the best interests of the Association, and, with respect to any criminal action or proceeding, had reasonable cause to believe that his conduct was unlawful.

B. **EXPENSES.** To the extent that a director, officer, employee or agent of the Association has been successful on the merits or otherwise in defense of any action, suit or proceeding referred to in Paragraph A above, or in defense of any claim, issue or matter therein, he shall be indemnified against expenses (including attorneys' fees and appellate attorneys' fees) actually and reasonably incurred by him in connection therewith.

C. **ADVANCES.** Expenses incurred in defending a civil or criminal action, suit or proceeding shall be paid by the Association in advance of the final disposition of such action, suit or proceeding upon the receipt of an undertaking by or on behalf of the affected director, officer, employee or agent to repay such amount unless it shall ultimately be determined that he is entitled to be indemnified by the Association as authorized in this Article XIII.

D. **MISCELLANEOUS.** The indemnification provided by this Article shall not be deemed exclusive of any other rights to which those seeking indemnification may be entitled under any bylaw, agreement, vote of members or otherwise, and shall continue as to a person who has ceased to be a director, officer, employee or agent, and shall inure to the benefit of the heirs and personal representatives of such person.

E. **INSURANCE.** The Association shall have the power to purchase and maintain insurance on behalf of any person who is or was a director, officer, employee or agent of the Association, or is or was serving, at the request of the Association, as a director, officer, employee or agent of another corporation, partnership, joint venture, trust or other enterprise, against any liability asserted against him and incurred by him in any such capacity, or arising out of his status as such, whether or not the Association would have the power to indemnify him against such liability under the provisions of this Article.

F. **AMENDMENT.** Notwithstanding anything herein to the contrary, the provisions of this Article XIII may not be amended without the prior written consent of all persons whose interest would be adversely affected by such amendment.

ARTICLE XIV  
DISSOLUTION

After the Turnover Date, the Association may be dissolved by a unanimous vote of the Members entitled to vote at any regular or special meeting; provided, however, that the proposed action is specifically set forth in the notice of any such meeting. In the event of termination, dissolution or final liquidation of the Association, the responsibility for the operation and maintenance of the Drainage Plan for the Storm Water Management System must be transferred and accepted by an entity which would comply with Section 40C-42,027, F.A.C., and be approved by the

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WMD prior to such termination, dissolution or liquidation.

ARTICLE XV  
INITIAL REGISTERED OFFICE AND AGENT

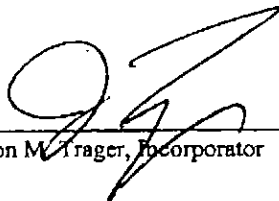
The street address of the initial registered office of the Association is:

5150 Belfort Road, Building 100  
Jacksonville, Florida 32256

and the name of the initial registered agent of the Association at said address is:

Ansbacher & Schneider, P.A.

Executed by the undersigned this 14<sup>th</sup> day of August, 2018.



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Jason M. Trager, Incorporator



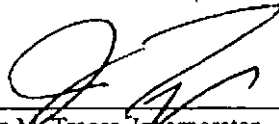
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**CERTIFICATE**

**DESIGNATING REGISTERED AGENT AND PLACE OF BUSINESS FOR THE SERVICE OF PROCESS WITHIN THIS STATE**

Pursuant to Section 48.091, Florida Statutes, the following is submitted:

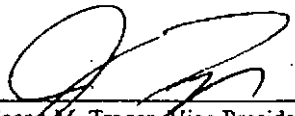
That NOLTE ROAD COMMERCIAL PARK OWNERS ASSOCIATION, INC., desiring to organize under the laws of the State of Florida with its registered office, as indicated in the Articles of Incorporation, in the County of Duval, State of Florida, has named Ansbacher & Schneider, P.A., whose address is 5150 Belfort Road, Building 100, Jacksonville, Florida, County of Duval, State of Florida, as its agent to accept service of process within the State of Florida.

  
\_\_\_\_\_  
Jason M. Trager, Incorporator

**ACKNOWLEDGMENT**

Having been named to accept service of process for the above-named corporation, at the place designated in this Certificate, I hereby accept such appointment and agree to act in this capacity, and agree to comply with the provisions of Florida law relating to keeping said office open.

Registered Agent:  
Ansbacher & Schneider, P.A.

By:   
\_\_\_\_\_  
Jason M. Trager, Vice President

Dated: August 14, 2018