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CENTRAL FLORIDA COMMERCE CENTER

PROPERTY OWNERS ASSOCIATION, INC.

(CORPORATE NAME AND DOCUMENT #)

18 SEP 13 AM 10:35
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(CORPORATE NAME AND DOCUMENT #)

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**SPECIAL
INSTRUCTIONS:**

**ARTICLES OF INCORPORATION
OF
CENTRAL FLORIDA COMMERCE CENTER
PROPERTY OWNERS ASSOCIATION, INC.**

18 SEP 13 AM 10:35
HILLSBOROUGH COUNTY
FLORIDA

The undersigned subscriber to these Articles of Incorporation, for the purpose of forming a corporation not-for-profit, pursuant to Chapter 617 of the Florida Statutes does hereby adopt the following Articles of Incorporation for such corporation:

ARTICLE I. NAME

The name of the corporation is Central Florida Commerce Center Property Owners Association, Inc., hereinafter called the "Association."

ARTICLE II. PRINCIPAL OFFICE

The physical address of the Association is 300 Eagles Landing Drive, Lakeland, Florida 33810, and the mailing address of the Association is Post Office Box 148, Lakeland, Florida 33802. The Board of Directors of the Association may change the location of the principal office of said Association from time to time.

ARTICLE III. REGISTERED AGENT

Jeff Lucas, whose address is 300 Eagles Landing Drive, Lakeland, Florida 33810, is hereby appointed the initial registered agent of this Association.

ARTICLE IV. PURPOSE AND POWERS OF ASSOCIATION

This Association has been formed in connection with the commercial development known as Central Florida Commerce Center, and will be referred to herein as the "Development". The Development is subject to the terms of that certain Declaration of Easements, Covenants and Restrictions to be recorded in the public records of Hillsborough County, Florida, which will refer to the Association and which will be referred to herein collectively as the "Declaration". This Association does not contemplate pecuniary gain or profit to its members and is formed as the Association described and referred to in the Declaration and shall have the power and responsibility to perform the maintenance and other obligations and responsibilities specified in the Declaration, including, without limitation, the duty to perform the operation, maintenance, repair and replacement of any surface water management system, as described in the Declaration, and shall have the power and authority to enforce the terms, restrictions and other provisions of the Declaration. The Association shall also have such other authority as may be necessary for the purpose of promoting the health, safety, and general welfare of the owners of parcels in the Development who are members of the Association.

In furtherance of such purposes, the Association shall have the power to:

(a) 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 as therein provided, the terms of which Declaration are incorporated herein by reference;

(b) Fix, levy, collect, and enforce payment by any lawful means of all charges and assessments pursuant to the terms of the Declaration and the Bylaws of the Association; and pay all expenses in connection therewith, and all office and other expenses incidental to the conduct of the business of the Association, including all licenses, taxes, or governmental charges levied on or imposed against the property of the Association;

(c) Acquire (by gift, purchase or otherwise), own, hold, improve, build upon, operate, maintain, convey, sell, lease, transfer, dedicate for public use or otherwise dispose of real or personal property in connection with the affairs of the Association;

(d) Borrow money, and with the approval of the majority of the members, mortgage, pledge, deed in trust or hypothecate any or all of its real or personal property as security for money borrowed or debts incurred;

(e) Participate in mergers and consolidations with other nonprofit corporations organized for the same purposes, provided that any such merger or consolidation shall have the assent of the majority of each class of the members;

(f) Operate and maintain common property, specifically including, without limitation, the surface water management system, as permitted by Southwest Florida Water Management District, including all lakes, retention areas, water management areas, pipes, ditches, culverts, structures and related appurtenances; and

(g) Adopt such rules and regulations as the Directors shall deem appropriate and enforce such rules and regulations;

(h) Sue and be sued;

(i) Contract for services to provide for operation and maintenance of the surface water management system facilities if the Association contemplates employing a maintenance Company;

(j) Have and to exercise any and all powers, rights and privileges that a nonprofit corporation organized under Chapter 617 of the Florida Statutes by law may now or hereafter have or exercise, as well as all other express and implied powers of corporations not-for-profit; and

(k) Have all such other power and authority to take any other action necessary for the purposes for which this Association is organized.

The Association shall be conducted as a nonprofit organization for the benefit of its members. The Association is organized and shall be operated exclusively for the purposes set forth above. The activities of the Association will be financed by assessments against members

as provided in the Declaration and in accordance with the Bylaws and no part of any net earnings of the Association will inure to the benefit of any member.

ARTICLE V. MEMBERS

Every person or entity who is a record owner of a fee or undivided fee interest in any Lot or Parcel (as defined may be defined the Declaration) shall be a member of the Association. Membership shall be appurtenant to and may not be separated from ownership of the Lot or Parcel. Voting of members at any meeting of the members of the Association shall be in accordance with the provisions of the Bylaws.

ARTICLE VI. DURATION

The period of duration of the Association shall be perpetual, unless sooner dissolved pursuant to provisions of Florida Statutes 617, as amended.

ARTICLE VII. INCORPORATOR

The name and residence address of the incorporator is:

NAME

ADDRESS

Jeff Lucas

300 Eagles Landing Drive
Lakeland, Florida 33810

10 SEP 13 AM 10:35
Subscribed
FALL 13

ARTICLE VIII. OFFICERS AND DIRECTORS

The affairs of the Association shall be managed by a Board of Directors who, except for those Directors selected by the developer, shall be members of the Association. The Board of Directors shall be elected at the annual meeting of the Association. Vacancies on the Board of Directors may be filled until the next annual meeting in such a manner as provided by the Bylaws. The officers shall be: a President, Vice President, Secretary, and Treasurer. The officers shall be elected by the Board of Directors. The officers and members of the Board of Directors shall perform such duties, hold office for such term, and take office at such time as shall be provided by the Bylaws of the Association.

ARTICLE IX. INITIAL DIRECTORS

The number of persons constituting the first Board of Directors of the Association shall be three (3). The first Board of Directors who shall serve until the first election at the regular annual meeting are:

NAME

ADDRESS

Richard LeFrois

1020 Lehigh Station Road
Henrietta, New York 14467

Eric Jones

1020 Lehigh Station Road
Henrietta, New York 14467

Jeff Lucas

Post Office Box 148
Lakeland, Florida 33802

ARTICLE X. BYLAWS

The Bylaws of the Association may be made, altered, or rescinded as provided for in the Bylaws of the Association. However, the initial Bylaws of the Association shall be made and adopted by the initial Board of Directors of the Association.

ARTICLE XI. AMENDMENT OF ARTICLES OF INCORPORATION

Amendments to these Articles of Incorporation may be proposed by any member of the Association. These Articles may be amended at any annual meeting of the Association, or at any special meeting duly called and held for such purpose, by the affirmative vote of a majority of the membership (based on the voting rights of the members set forth in the Bylaws of the Association) existing at the time of, and present at such meeting. A copy of each amendment shall be filed with the Secretary of State, pursuant to the provisions of the applicable Florida Statutes and a copy certified by the Secretary of State shall be recorded in the public records of Polk County, Florida. Without the prior written approval of Southwest Florida Water Management District, there shall be no amendment to these Articles of Incorporation which would affect the surface water management system, any retention areas and drainage facilities as further described in the Declaration or which would affect the obligation of this Association to maintain the foregoing.

ARTICLE XII. DISSOLUTION

The Association may be dissolved with the assent given in writing and signed all of the members. Upon dissolution of the Association, other than incident to merger or consolidation, the assets of the Association shall be dedicated to an appropriate public agency to be used for purposes similar to those for which this Association was created. In the event that such dedication is refused acceptance, such assets shall be granted, conveyed, and assigned to any nonprofit corporation, association, trust or other organization to be devoted to such similar purposes.

IN WITNESS WHEREOF, for the purpose of forming this corporation under the laws of the State of Florida, the undersigned subscriber has executed these Articles of Incorporation on the 13th day of September, 2018.

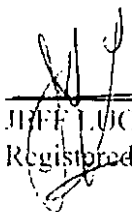

JEFF LUCAS

SEP 13 AM 10:35

ACCEPTANCE OF REGISTERED AGENT

The undersigned having been named registered agent to accept service of process for CENTRAL FLORIDA COMMERCE CENTER PROPERTY OWNERS ASSOCIATION, INC., at the place set forth in the foregoing Articles of Incorporation hereby accepts appointment as registered agent and agrees to act in this capacity.

DATED this 12th day of September, 2018.



JEFF LUCAS
Registered Agent

18 SEP 13 AM 10:55
SECURITY
TALLAHASSEE, FL