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(City/State/Zip/Phone #)

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(Business Entity Name)

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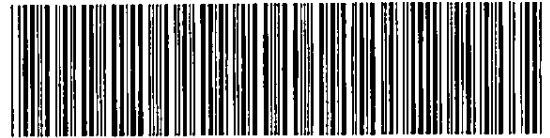
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COPY

FLORIDA DEPARTMENT OF STATE  
Division of Corporations

December 17, 2018

J. ATWOOD TAYLOR, III  
J. ATWOOD TAYLOR, III CHARTED, P.L.  
2145 14TH AVENUE, SUITE 15  
VERO BEACH, FL 32960

SUBJECT: PROFESSIONAL PROPERTIES OF VERO BEACH CONDOMINIUM  
ASSOCIATION, INC.  
Ref. Number: W18000107074

We have received your document for PROFESSIONAL PROPERTIES OF VERO BEACH CONDOMINIUM ASSOCIATION, INC. and your check(s) totaling \$87.50. However, the enclosed document has not been filed and is being returned for the following correction(s):

You must list at least one incorporator with a complete business street address.

If your business entity does not intend to transact business until January 1st of the upcoming calendar year, you may wish to revise your document to include an effective date of January 1st. If you do not list an effective date of January 1st, your business entity will become effective this calendar year and it will be required to file an annual report and pay the required annual report fee for the upcoming calendar year this coming January, which is merely weeks away. By listing an effective date of January 1st, the entity's existence will not begin until January 1st of the upcoming year and will, therefore, postpone the entity's requirement to file an annual report and pay the required annual report filing fee until the following calendar year.

Please return the corrected original and one copy of your document, along with a copy of this letter, within 60 days or your filing will be considered abandoned.

If you have any questions concerning the filing of your document, please call (850) 245-6052.

Tyrone Scott  
Regulatory Specialist II  
New Filings Section

Letter Number: 918A00025478

# J. ATWOOD TAYLOR, III, CHARTERED, P. L.

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COURTHOUSE EXECUTIVE CENTER  
2145 14TH AVENUE, SUITE 15  
VERO BEACH, FLORIDA 32960  
772-567-4770 | 772-539-2932  
atwood@atwoodchartered.com | atwood@atwoodchartered.com

VIA OVERNIGHT DELIVERY

January 8, 2019

State of Florida, Department of State  
Divisions of Corporations  
2661 Executive Center Circle  
Tallahassee, Florida 32301  
Attn: Tyrone Scott, Regulatory Specialist II, New Filings Section

**RE: Professional Properties of Vero Beach Condominium Association, Inc.**

Dear Mr. Scott:

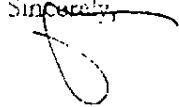
In regard to the above, please find enclosed the Articles of Incorporation with the required Incorporator information (see the final and last page of enclosed instrument), along with a copy of the Articles and a copy of your office's letter dated December 17, 2018.

I have also included an additional page reflecting the Incorporator information and Effective Date. This sheet should be attached as a final page to the original of the Articles of Incorporation, if those original Articles are in your office's possession.

Please expedite the filing of these Articles and return to me a certified copy, as previously requested.

If you have any questions, please contact me. Both my office number and cell number are set out above (along with my email address, of course). Thank you.

Sincerely,



J. Atwood Taylor, III

2019 JAN -4 PM 4:26  
FILED

**ARTICLES OF INCORPORATION OF  
PROFESSIONAL PROPERTIES OF VERO BEACH  
CONDOMINIUM ASSOCIATION, INC.**

IN ORDER TO FORM A CORPORATION under and in accordance with the provisions of the laws of the State of Florida, for the formation of corporations not for profit, we, the undersigned, hereby associate ourselves into a corporation for the purpose and with the powers hereinafter mentioned; and to that end we do, by these Articles of Incorporation, set forth:

**ARTICLE I  
NAME**

The name of the corporation shall be **PROFESSIONAL PROPERTIES OF VERO BEACH CONDOMINIUM ASSOCIATION, INC.** The corporation shall be hereinafter referred to as the "Association."

**ARTICLE II  
PURPOSE**

The purposes and objects of the Association shall be to administer the operation and management of a Condominium to be established by **WEMLEY HOLDINGS, L.L.C.**, a Florida limited liability company (hereinafter referred to as "Developer" or as "Declarant"), the Condominium complex to be established in accordance with the laws of the State of Florida upon the following described property, situate, lying and being in Indian River County, Florida, to-wit:

See **EXHIBIT "A"** attached hereto and incorporated herein by reference

and to undertake the performance of the acts and duties incident to the administration of the operation and management of said Condominium and in accordance with the terms, provisions, conditions and authorizations contained in these articles and which may be contained in the Declaration of Condominium which will be recorded in the Public Records of Indian River County, Florida, at the time said property, and the improvements now or hereafter situate thereon, are submitted to a plan of Condominium ownership; and to own, operate, lease, sell, trade, and otherwise deal with such property, whether real or personal, as may be necessary or convenient in the administration of said Condominium. The Association shall be conducted as a non-profit organization for the benefit of its members.

**ARTICLE III  
POWERS**

The Association shall have the following powers:

A. All of the powers and duties granted to corporations and corporations not for profit as set forth in Chapters 607 and 617, *Florida Statutes*, except as expressly limited or restricted by the Florida Condominium Act, and all of the powers and privileges which may be granted unto said Association or exercised by it under any other applicable laws of the State of Florida.

B. All of the powers reasonably necessary to implement and effectuate the purposes of the Association, including, but not limited to:

1. To make and establish reasonable rules and regulations governing the use of Condominium Units and the common elements in the Condominium as said terms may be defined in the Declaration of Condominium.

2. To levy and collect assessments against members of the Association to defray the common expenses of the Condominium as may be provided in the Declaration of Condominium and in the By-Laws of the Association which may be hereafter adopted, including the right to levy and collect

assessments for the purposes of acquiring, operating, leasing, and otherwise trading and dealing with such property, whether real or personal, including the Units in the Condominium, which may be necessary or convenient in the operation and management of the Condominium and in accomplishing the purposes set forth in the Declaration of Condominium.

3. To maintain, repair, replace, operate, and manage the Condominium and the property comprising same, including the right to reconstruct improvements after casualty and to make further improvement of the Condominium property.

4. To contract for the management and maintenance of the Condominium and to authorize a management agent to assist the Association in carrying out the powers and duties by performing such functions as the collection of assessments, preparation of records, enforcement of rules, and maintenance of the common elements. The Association shall, however, retain at all times the powers and duties granted it by the Condominium Act, including, but not limited to the making of assessments, promulgation of rules and execution of contracts on behalf of the Association.

5. To enforce the provisions of the Declaration of Condominium, these Articles of Incorporation, the By-Laws of the Association which may be hereafter adopted, and the rules and regulations governing the use of the Condominium as the same may be hereafter established.

6. To acquire title to property or otherwise hold, convey, lease, and mortgage Association property for the use and benefit of its members. The power to acquire personal property shall be exercised by the Board of Administration. Except as otherwise permitted in Section 718.111, *Florida Statutes*, no association may acquire, convey, lease, or mortgage association real property except in the manner provided in the declaration, and if the declaration does not specify the procedure, then approval of seventy-five (75%) percent of the total voting interests, as such voting interests are specified in the Declaration of Condominium, shall be required.

7. To exercise, undertake, and accomplish all of the rights, duties and obligations which may be granted to or imposed upon the Association pursuant to the Declaration of Condominium.

#### ARTICLE IV MEMBERS

The qualification of the members, the manner of their admission to membership and termination of such membership, and voting by members shall be as follows:

A. The owners of all Condominium Units in the Condominium shall be members of the Association; and no other persons or entities shall be entitled to membership, except as provided in Item E of this Article IV.

B. Membership shall be established by the acquisition of fee title to a Unit in the Condominium or by acquisition of a fee ownership interest therein, whether by conveyance, devise, judicial decree, or otherwise; and the membership of a party shall be automatically terminated upon his or its being divested of all title to or his entire fee ownership interest in all Units in the Condominium.

C. The interest of a member in the funds and assets of the Association cannot be assigned, hypothecated or transferred in any manner, except as an appurtenance to his Condominium Unit. The funds and assets of the Association shall belong solely to the Association, subject to the limitation that the same be expended, held, or used for the benefit of the membership and for the purposes authorized herein, in the Declaration of Condominium, and in the said By-Laws.

D. On all matters on which the membership shall be entitled to vote, there shall be as many votes as such Unit owner has pursuant to the Declaration of Condominium, which vote shall be exercised or cast by the owner or owners of each Unit in such manner as may be provided in the By-Laws hereafter adopted. Should any member own more than one (1) Unit, such member shall be entitled to exercise or cast as many votes as he owns Units, as specified in the Declaration of Condominium, in the manner provided in said By-Laws.

E. Until such time as the property described in Article II hereof is submitted to a plan of Condominium ownership by the recording of said Declaration of Condominium, the membership of the Association shall be comprised of the subscribers of these Articles, each of which subscribers shall be entitled to cast one (1) vote on all matters on which that membership shall be entitled to vote.

#### ARTICLE V TERM

The Association shall have perpetual existence.

#### ARTICLE VI LOCATION

The principal office of the Association shall be located at 1960 25<sup>th</sup> Avenue, Suite 102, Vero Beach, Florida 32960; but, the Association may maintain offices and transact business in such other place within or without the State of Florida as may be from time to time designated by the Board of Administration.

#### ARTICLE VII DIRECTORS

The affairs of the Association shall be managed by the Board of Administration. The initial number of members of the Board of Administration of the Association shall be four (4). The members of the Board of Administration shall be elected as provided by the By-Laws of the Association. The Board of Administration shall be members of the Association or shall be authorized representatives, officers, or employees of a corporate member of this Association. Notwithstanding the foregoing, the first election of directors will be held in accordance with the Declaration of Condominium of **PROFESSIONAL PROPERTIES OF VERO BEACH CONDOMINIUM**. Any vacancies in the Board of Administration occurring before the first election will be filled by the remaining directors, unless the vacancy occurs when both the Developer and Unit owners other than the Developer are entitled to representation; in which event, the vacancy shall be filled by an election as provided in Rule 61B.23.001(13) F.A.C. The first election of directors shall be held sixty (60) days from the date of recording of the Declaration of Condominium; thereafter, elections of directors shall be held once per year at the annual membership meeting.

The names and addresses of the members of the first Board of Administration who shall hold office until their successors are elected and have qualified, or until removed, are as follows:

**STEPHEN R. KEPLEY- 1960 25<sup>th</sup> Avenue, Suite 102, Vero Beach, Florida 32960.**

**DIANE KEPLEY- 1960 25<sup>th</sup> Avenue, Suite 102, Vero Beach, Florida 32960.**

**DAVID WEMMER- 1960 25<sup>th</sup> Avenue, Suite 101, Vero Beach, Florida 32960.**

**PATRICIA WEMMER- 1960 25<sup>th</sup> Avenue, Suite 101, Vero Beach, Florida 32960.**

After the Unit owners, other than the Developer, are permitted to elect a majority of directors to the Board of Administration, if at all, the number of directors may increase, without need for amendment to the Articles of Incorporation or the By-Laws, to no more than five (5) members.

#### ARTICLE VIII OFFICERS

The Board of Administration shall elect a President, a Secretary and a Treasurer and as many Vice Presidents, Assistant Secretaries and Assistant Treasurers as the Board of Administration shall determine. The President shall be elected from among the membership of the Board of Administration but no other officer needs to be a director. The same person may hold two (2) offices, the duties of which are not incompatible; provided, however, that the office of the President and Vice President shall not be held by the same person, nor shall the office of President, Secretary, or Assistant Secretary be held by the same person.

The affairs of the Association shall be administered by the officers designated in the By-Laws of the Association. Said officers will be elected by the Board of Administration at its first meeting following the annual meeting of the members of the Association and with the approval of the Board of Administration may employ a managing agent and/or such other managerial and supervisory personnel or entities to administer or assist in the administration of the operation and management of the Condominium and the affairs of the Association; and any such person or entity may be so employed without regard to whether such person or entity is a member of the Association or a director of the Association.

The names and addresses of the officers who will serve until their successors are designated are as follows:

**STEPHEN R. KEPLEY- 1960 25<sup>th</sup> Avenue, Suite 102, Vero Beach, Florida 32960-President.**

**DAVID WEMMER- 1960 25<sup>th</sup> Avenue, Suite 101, Vero Beach, Florida 32960-Vice President.**

**DIANE KEPLEY- 1960 25<sup>th</sup> Avenue, Suite 102, Vero Beach, Florida 32960-Secretary and Treasurer.**

#### **ARTICLE IX** **SUBSCRIBER**

The subscriber to these Articles of Incorporation is **STEPHEN R. KEPLEY**, whose address is set forth above in these Articles of Incorporation.

#### **ARTICLE X** **BY-LAWS**

The original By-Laws of the Association shall be adopted by the Board of Administration; and thereafter, such By-Laws may be altered or rescinded by the Board of Administration only in such manner as said By-Laws may provide.

#### **ARTICLE XI** **INDEMNIFICATION**

Every director and every officer of the Association shall be indemnified by the Association against all expenses and liabilities, including counsel 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 of the Association, whether or not he is 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 any claim for reimbursement or indemnification hereunder based upon a settlement by the director or officer seeking such reimbursement or indemnification, the indemnification herein shall only apply if the Board of Administration approves such settlement and reimbursement as being in the best interests of the Association. The foregoing right of indemnification shall be in addition to and not exclusive of all other rights to which such director or officer may be entitled. The intent of this indemnification is to afford protection to the directors and officers of the Association to the maximum extent allowed by law.

#### **ARTICLE XII** **AMENDMENTS**

Any amendment or amendments to these Articles of Incorporation may be proposed by the Board of Administration of the Association acting upon a vote of the majority of the directors, or by the member or members of the Association owning a majority of the voting interests in the Condominium, as specified in the Declaration of Condominium, whether meeting as members or by instrument in writing signed by them. Upon any amendment or amendments to these Articles being proposed by said Board of Administration or members, such proposed amendment or amendments shall be transmitted to the President of the Association (or other officer of the Association in the absence of the President), who shall thereupon call a special meeting of the members of the Association for a date not sooner than twenty (20) days nor later than sixty (60) days from the receipt by him of the proposed amendment or amendments, and it shall be the duty of the Secretary to give to each member written or printed notice of such meeting, stating the time and place of the meeting and reciting the proposed amendment or amendments in reasonably detailed form, which notice shall be mailed or presented personally to each member not

for such amendment or amendments to become effective. Thereupon, such amendment or amendments of these Articles shall be transcribed and certified in such form as may be necessary to register the same in the office of the Secretary of State of Florida; and upon the registration of such amendment or amendments with said Secretary of State, a certified copy thereof shall be recorded in the Public Records of Indian River County, Florida, within ten (10) days from the date on which the same are so registered. No amendment is valid until it is recorded in the Public Records of Indian River County, Florida. At any meeting held to consider such amendment or amendments of these Articles, the written vote of any member of the Association shall be recognized, if such member is not in attendance at such meeting or represented thereat by proxy, provided such written vote is delivered to the Secretary of the Association at or prior to such meeting.

Notwithstanding the foregoing provisions of this Article XII, no amendment or amendments to these Articles may be adopted or become effective without the prior written consent of the Developer, in the event the purpose of such amendments is to limit, amend, or alter the right of the Developer to designate and select members of each Board of Administration of the Association.

21 IN WITNESS WHEREOF, the Developer has caused these presents to be executed and sealed on the day of November 2018.

Signed, sealed and delivered  
In the presence of:

Ramona S. Lease  
(Name: RAMONA S. LEASE)

Debra Malone  
(Name: Debra Malone)

STATE OF FLORIDA )  
COUNTY OF INDIAN RIVER )

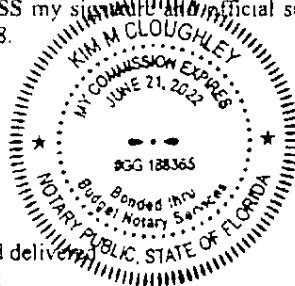
"DEVELOPER" or "DECLARANT"

WEMLEY HOLDINGS, LLC, a Florida limited liability company

By: Stephen R. Kemley  
STEPHEN R. KEMLEY, Manager

BEFORE ME, the undersigned authority, personally appeared STEPHEN R. KEMLEY, as a Manager of WEMLEY HOLDINGS, LLC, a Florida limited liability company, who is personally known to me or who has produced a current Florida driver's license as identification and who executed the foregoing and acknowledged the execution thereof for the uses and purposes therein set forth.

WITNESS my signature and official seal in the State and County last aforesaid on the 21 day of November, 2018.



Kim M. Cloughley  
NOTARY PUBLIC, State of Florida  
(Affix Official Seal)

Signed, sealed and delivered  
In the presence of:

Ramona S. Lease  
(Name: RAMONA S. LEASE)

Debra Malone  
(Name: Debra Malone)

"DEVELOPER" or "DECLARANT"

WEMLEY HOLDINGS, LLC, a Florida limited liability company

By: David F. Weimer  
DAVID WEIMER, Manager



STATE OF FLORIDA     )  
  )  
COUNTY OF INDIAN RIVER    )

BEFORE ME, the undersigned authority, personally appeared **DAVID WEMMER**, as a Manager of **WEMLEY HOLDINGS, LLC**, a Florida limited liability company, who is personally known to me or who has produced a current Florida driver's license as identification and who executed the foregoing and acknowledged the execution thereof for the uses and purposes therein set forth.

WITNESS my hand and official seal in the State and County last aforesaid on the 21 day of November, 2018.



Kim M. Cloughley  
NOTARY PUBLIC, State of Florida  
(Affix Official Seal)

**CERTIFICATE OF REGISTERED AGENT**

Pursuant to Chapter 48.091, *Florida Statutes*, the following is submitted in compliance with said Act.

**PROFESSIONAL PROPERTIES OF VERO BEACH CONDOMINIUM ASSOCIATION, INC.**, a Florida not for profit corporation, desiring to organize under the laws of the State of Florida, with its principal office, as indicated in the Articles of Incorporation, in the City of Vero Beach, County of Indian River, State of Florida, has named **STEPHEN R. KEPLEY**, of 1960 25<sup>th</sup> Avenue, Suite 102, Vero Beach, Florida 32960, as its agent to accept service of process for the above-stated corporation, at the place designated in this certificate, and he hereby accepts to act in this capacity and agrees to comply with the provisions of said Act relative to keeping open said office.

Stephen R. Kepley  
**STEPHEN R. KEPLEY**

Date: 11-21, 2018

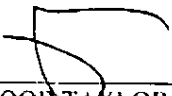
INCORPORATOR AND EFFECTIVE DATE

The name and street address of the Incorporator of and to these Articles of Incorporation are as follows:

J. ATWOOD TAYLOR, III  
2145 14<sup>th</sup> Avenue, Suite 15  
Vero Beach, Florida 32960.

The **Effective Date** of these Articles of Incorporation is **January 2, 2019**.

IN WITNESS WHEREOF, the undersigned Incorporator has caused these presents to be executed on the 4<sup>th</sup> day of January, 2019.

  
\_\_\_\_\_  
J. ATWOOD TAYLOR, III

Date: January 4, 2019

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

Lot 1, less the Northerly 20 feet thereof; Lot 2; and the North  $\frac{1}{4}$  of Lot 3, all in Block 9, JACOBY'S ADDITION, according to the plat thereof, as recorded in Plat Book 4, Page 54, of the Public Records of St. Lucie County, Florida, now lying and being in Indian River County, Florida.

TOGETHER WITH ALL EASEMENTS, ENTITLEMENTS, APPURTENANCES, AND OTHER RIGHTS BENEFITTING THE ABOVE DESCRIBED PROPERTY, IRRESPECTIVE OF WHETHER THEY ARE DESCRIBED SPECIFICALLY.

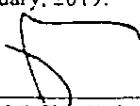
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The name and street address of the Incorporator of and to these Articles of Incorporation are as follows:

J. ATWOOD TAYLOR, III  
2145 14<sup>th</sup> Avenue, Suite 15  
Vero Beach, Florida 32960.

The Effective Date of these Articles of Incorporation is January 2, 2019.

IN WITNESS WHEREOF, the undersigned Incorporator has caused these presents to be executed on the \_\_\_\_ day of January, 2019.

  
\_\_\_\_\_  
J. ATWOOD TAYLOR, III

Date: January 4, 2019