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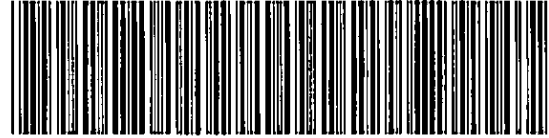
(Business Entity Name)

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19 JAN -8 PM 4:43

CLERK OF STATE
TALLAHASSEE, FLORIDA

COVER LETTER

Department of State
Division of Corporations
P. O. Box 6327
Tallahassee, FL 32314

SUBJECT: Cypress Executive Park Property Owners Association, Inc.
(PROPOSED CORPORATE NAME - MUST INCLUDE SUFFIX)

Enclosed is an original and one (1) copy of the Articles of Incorporation and a check for :

☐ \$70.00
Filing Fee

☒ \$78.75
Filing Fee &
Certificate of
Status

☐ \$78.75
Filing Fee
& Certified Copy

☐ \$87.50
Filing Fee,
Certified Copy
& Certificate

ADDITIONAL COPY REQUIRED

FROM: Richard Lanese
Name (Printed or typed)

823 Cypress Village Blvd.
Address

Ruskin, FL 33573
City, State & Zip

813-938-2455
Daytime Telephone number

RLanese @ LANESE-CPA.COM
E-mail address: (to be used for future annual report notification)

NOTE: Please provide the original and one copy of the articles.

**ARTICLES OF INCORPORATION OF CYPRESS EXECUTIVE
PARK PROPERTY OWNERS ASSOCIATION, INC.**

The undersigned, for the purpose of forming a corporation under the Florida Not for Profit hereby adopts the following Articles of Incorporation.

ARTICLE I. NAME

The name of this Corporation shall be
CYPRESS EXECUTIVE PARK PROPERTY OWNERS ASSOCIATION, INC.

ARTICLE II. ADDRESS OF CORPORATION

The physical and mailing address of the principal office of the corporation is:
823 Cypress Village Blvd. Ruskin, Florida 33573

ARTICLE III. NATURE OF BUSINESS

The corporation is organized, and shall be operated exclusively for, the following purposes:

- (a) To enforce the Declaration of Covenants, Conditions and Restrictions of Cypress Executive Park the "Declaration", consisting of office sites in Hillsborough County, Florida, to be the association referred to in said Declaration and to assess office site owners in accordance with the said Declaration.
- (b) To conduct business in and have one or more offices in Hillsborough County, Florida.
- (c) To contract debts and borrow money, issue and sell or pledge bonds, debentures, notes, and other evidences of indebtedness, and execute such mortgages, transfers of corporate property, or other instruments to secure the payment of corporate indebtedness as required.
- (d) To do such other things as are incidental to the purposes of the Corporation or necessary or desirable in order to accomplish them.
- (e) To operate and maintain the surface water management system facilities within Cypress Executive Park as same is described and defined in the Declaration, including all inlets, ditches, swales, culverts, water control structures, retention and detention areas, ponds, lakes, floodplain compensation areas, wetlands and any associated buffer areas, and wetland mitigation areas.

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19 MAY 8 PM 4:49
HILLSBOROUGH COUNTY
FLORIDA

**ARTICLES OF INCORPORATION OF
CYPRESS EXECUTIVE PARK PROPERTY OWNERS ASSOCIATION, INC.**

(f) To carry on any other business, whether manufacturing or otherwise, which may seem to the Corporation capable of being conveniently carried on in connection with its business, or calculated directly or indirectly to enhance the value of or tender profitable any of the Corporation's property or rights

(g) To do any and all things hereinbefore enumerated for itself or on account of others, and to make and perform contracts for doing any of said undertakings; to have and exercise all of the rights and powers now or hereafter conferred by the laws of the state of Florida, and to do any and all of the things hereinbefore enumerated to the same extent as natural persons might or could do.

(h) The foregoing enumerated objectives, purposes, and powers of the Corporation are not intended and shall not be construed or held to prohibit or limit the exercise of any other and further rights and powers which may now or hereafter be allowed or permitted by the laws of the State of Florida, and this Corporation shall have and exercise all other powers, rights, and privileges granted by the corporation laws of the State of Florida now in force, or any amendment or amendments thereto.

ARTICLE IV. MEMBERSHIP

The membership of this Corporation shall consist of three (3) owners of the office site parcels in the Cypress Executive Park as same is described and defined in the Declaration. There shall only be one (1) member per parcel.

ARTICLE V. TERM OF EXISTENCE

The effective date of this corporation shall be immediately, at which time it shall commence existence. The corporation shall have perpetual existence thereafter; provided, however, if the corporation is dissolved, the control or right of access to the property containing the surface water management system facilities within Cypress Executive Park, as same is described and defined in the Declaration, shall be conveyed or dedicated to an appropriate governmental unit or public utility, provided further, however, that no appropriate governmental unit or public utility shall accept the control or right of access to the property containing the surface water management system facilities within Cypress Executive Park, then the surface water management facilities shall be conveyed to a nonprofit corporation similar to this corporation.

**ARTICLES OF INCORPORATION OF
CYPRESS EXECUTIVE PARK PROPERTY OWNERS ASSOCIATION, INC.**

ARTICLE VI. INCORPORATORS

The names and post office addresses of the incorporator executing these Articles of Incorporation are:

Name	Address
Richard Lanese	823 Cypress Village Blvd. Ruskin, FL 33573

ARTICLE VII. OFFICERS

The officers by whom the affairs of the corporation are to be managed shall be a President, a Secretary and a Treasurer, and a Board of not less than three (3) nor more than five (5) Directors. Such officers and Directors shall be elected by the members of the corporation at the regular business meeting of the corporation in September of each year or as soon thereafter as may be practical.

ARTICLE VIII. BOARD OF DIRECTORS

The names and addresses of the initial Board of Directors, who, unless otherwise provided in the bylaws, shall serve for the first year of existence of the corporation, or until their successors are elected and have qualified, are:

Richard Lanese
Debbie Bates
Alicia Nixon

ARTICLE IX. REGISTERED AGENT AND OFFICE

The street address of the initial registered office and the name of the initial Registered Agent of this corporation shall be:

Richard Lanese
823 Cypress Village Blvd.
Ruskin, Florida 33573

**ARTICLES OF INCORPORATION OF
CYPRESS EXECUTIVE PARK PROPERTY OWNERS ASSOCIATION, INC.**

ARTICLE X. BYLAWS

The Bylaws of the corporation are to be made and adopted by the Board of Directors, and may be altered or amended by the Board of Directors.

ARTICLE XI. AMENDMENTS

The corporation reserves the right to amend or repeal any provisions contained in these Articles of Incorporation or any amendment to them, and to all the rights and privileges conferred upon the Members, Directors, and Officers are subject to this reservation. The Articles of Incorporation may be amended by a two- thirds (2/3) majority vote of the full Board of Directors, in accordance with the provisions of the laws of the State of Florida, as amended from time to time, unless more specific provisions for amendments are adopted by the corporation pursuant to the law.

ARTICLE XII. VOTING RIGHTS FOR DIRECTORS

1.0. Majority Quorum Provision.

At all meetings of the Board of Directors, including any adjournment thereof, the presence in person, or by any means of communication by which all directors participating may simultaneously hear each other, sixty six (66%) percent of the Directors shall be necessary to constitute a quorum.

2.0. Supermajority Voting Requirement.

The affirmative vote of sixty six (66%) percent of the full Board of Directors shall be required for approval of the following corporate actions:

- a. Amendment of the Articles of Incorporation;
- b. Amendment of the Bylaws;
- c. Merger, consolidation, or share exchange;
- d. Sale, lease, or exchange of more than fifty (50%) percent of the property or assets of the Corporation whether in the regular course of business or other than in the regular course of business; and
- e. The election and any change in the title, duties, or the removal of any Executive Officer.

**ARTICLES OF INCORPORATION OF
CYPRESS EXECUTIVE PARK PROPERTY OWNERS ASSOCIATION, INC.**

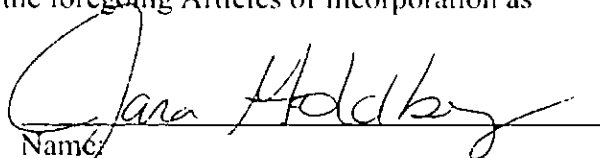
ARTICLE XIII. DISSOLUTION

In the event of the dissolution of this corporation, all assets shall be distributed to the owner of record of the "common area" defined at Article I, Section 5 of the Declaration.

The foregoing Articles of Incorporation were acknowledged before me this 4th day of January, 2019, by RICHARD LANESE, the person named in the foregoing Articles of Incorporation as Incorporators and Subscribers.

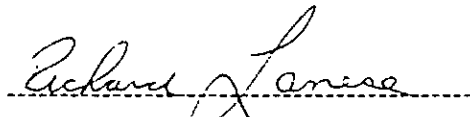
RICHARD LANESE, the person named in the foregoing Articles of Incorporation as Incorporators and




Name: _____
Notary Public, State of Florida
My Commission Expires: _____

ACKNOWLEDGMENT:

Having been named as registered agent of the foregoing CYPRESS EXECUTIVE PARK PROPERTY OWNERS ASSOCIATION, INC., I hereby accept and agree to act in this capacity and agree to comply with the laws of the State of Florida in all respects.


Richard Lanese

STATE OF FLORIDA COUNTY OF HILLSBOROUGH

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NOTARY PUBLIC
HILLSBOROUGH, FLORIDA