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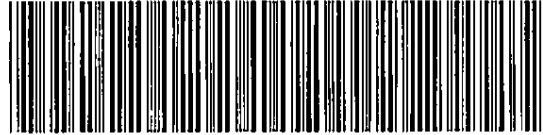
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19 JAN 17 AM 8:56

SECRETARY OF STATE
ALABAMA, FLORIDA

2019 JAN 17 AM 9:05

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COVER LETTER

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

SUBJECT: Killearn Office Center Property 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: G. Ron Krell

Name (Printed or typed)

3849 Killearn Court, Suite A

Address

Tallahassee, FL 32309

City, State & Zip

850-893-2914

Daytime Telephone number

ronkrell@earthlink.net

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
Killearn Office Center Property Association, Inc.
A Not for Profit Corporation

FILED
2019 JAN 17 AM 9:05
CLERK OF COURT
TALLAHASSEE, FLORIDA

The undersigned natural person of legal age, who is a citizen of the State of Florida, acting as an incorporator of a corporation under Chapter 617 of the Florida Statutes, hereby adopts the following articles of incorporation:

Article I

The name of the corporation is Killearn Office Center Property Association, Inc. (hereinafter the "Association"). The corporation's principal office and mailing address is 3849 Killearn Court, Suite A, Tallahassee, FL 32309.

Article II

The Association is a not for profit corporation. It shall have directors who shall be elected in accordance with the bylaws of the corporation.

Article III

The period of its duration is perpetual.

Article IV

The Association is formed for the primary purpose of providing for the operation, maintenance and management of the Common Areas and easement areas in Killearn Office Center, in Tallahassee, Florida, and such other rights, duties and obligations as are set forth in the Declaration of Restrictive Covenants, Party Wall Agreement and Grant of Reciprocal Easements for Killearn Office Center, as amended (the "Restrictive Covenants").

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

- a. Perform all of the duties and obligations of the Association as set forth in the Restrictive Covenants applicable to the subdivision and recorded in the public records of Leon County, Florida;
- b. Affix, levy, and collect all charges and assessments pursuant to the terms of the Restrictive Covenants and enforce payment thereof by any lawful means, and pay all expenses in connection therewith, and all office and other expenses incident to the conduct of the business of the Association, including all licenses, taxes, or governmental charges levied or imposed on the property of the Association;
- c. Acquire (by gift, purchase, or otherwise), own, hold, improve, build on, operate, maintain, convey, sell, lease, transfer, dedicate to public use, or otherwise dispose of real and personal property in connection with the affairs of the Association;
- d. Have and exercise all powers, rights and privileges that a corporation organized under Chapter 617 of the Florida Statutes and under Chapter 720 of the Florida Statutes by law may now or hereafter have or exercise.


The Association is organized and will be operated exclusively for the above purposes. The activities of

the Association will be financed by assessments on members as provided in the Restrictive Covenants, and no part of any net earnings will inure to the benefit of any member.

Article V

The street address of the initial registered office of the Association is 3849 Killearn Court, Suite A, Tallahassee, FL 32309 and the name of its initial registered agent with an address of 2121-C Killarney Way, Tallahassee, FL 32309, is John A. Grant.

Having been named as registered agent and to accept service of process for the above stated corporation at the place designated in this certificate, I hereby accept the appointment as registered agent and agree to act in this capacity. I further agree to comply with the provisions of all statutes relating to the proper and complete performance of my duties, and I am familiar with and accept the obligations of my position as registered agent as provided for in Chapter 608, Florida Statutes.


John A. Grant, Registered Agent

Article VI

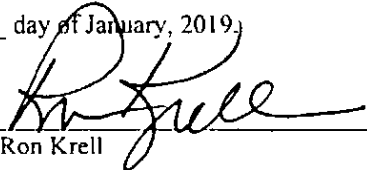
The Officers of the Association are:

President	G. Ron Krell 3849 Killearn Court, Suite A Tallahassee, FL 32309
Secretary/Treasurer	Coman Leonard 3738 Killearn Court, Suite A Tallahassee, FL 32309

Article VII

The name and street address of the incorporator is G. Ron Krell, 3849 Killearn Court, Suite A, Tallahassee, FL 32309.

Executed at Tallahassee, Leon County, Florida, on the 16 day of January, 2019.


G. Ron Krell

FILED
2019 JAN 17 AM 9:05
CLERK OF SUPERIOR COURT
TALLAHASSEE, FLORIDA