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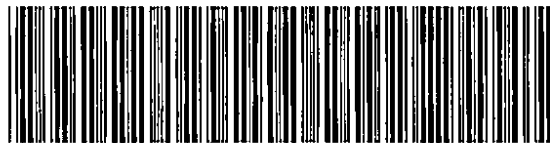
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LAW OFFICES
PATTERSON & HARMON, P.A.

BLAKE M. HARMON
GEORGE A. PATTERSON (Retired)

Box A-6, Suite 480
4701 North Federal Highway
Pompano Beach, Florida 33064-6562

Telephone (954) 785-5858
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April 19, 2019

Via Federal Express

Department of State
Division of Corporation
409 East Gaines Street
Tallahassee, Florida 32399

RE: Independence Industrial Park Association, Inc.
Our File No. 17,951

19 APR 23 AM 11:16
DIVISION OF CORPORATION
STATE OF FLORIDA

Ladies and Gentlemen:

Enclosed are the original and one copy of the Articles of Incorporation for the above-named proposed Florida corporation. Also enclosed is our firm's check in the amount of \$78.75 payable to the Department of State, representing payment of the following:

Filing Fees	\$35.00
Certified Copy	\$8.75
Registered Agent	
<u>Designation</u>	<u>\$35.00</u>
TOTAL:	\$78.75

Please file the enclosed Articles of Incorporation and return a certified copy to the undersigned.

Thank you for your consideration in this matter.

Very truly yours,


BLAKE M. HARMON

BMH/mwb
Enclosures

**ARTICLES OF INCORPORATION
OF
INDEPENDENCE INDUSTRIAL PARK ASSOCIATION, INC.**

The undersigned executes and files these Articles of Incorporation pursuant to F.S. Chapter 617:

ARTICLE I - NAME

The name of this corporation is INDEPENDENCE INDUSTRIAL PARK ASSOCIATION, INC. ("the Association").

ARTICLE II - ADDRESS

The street address of the principal office of the Association is c/o Edward A. Mancini, 7464 19 Mile Road, Sterling Heights, Michigan 48314, and its mailing address is the same.

ARTICLE III - PURPOSE

The purpose of the Association is to act as the Association under a certain Declaration of Covenants and Restrictive Covenants for Independence Industrial Park ("the Declaration") as same has been or will be recorded in the Public Records of Broward County, Florida. The Declaration and all of its provisions and lawful amendments are incorporated as a part hereof by this reference and the definitions therein stated shall apply to these Articles.

ARTICLE IV - POWERS

The Association shall have all powers and duties as set forth in the Declaration as well as in F.S. Chapter 617.

ARTICLE V – DURATION

The term for which this Association is to exist is perpetual.

ARTICLE VI – MEMBERSHIP

The members of the Association shall consist of every person or entity who is a record owner of a fee or undivided fee interest in any Parcel described in the Declaration. The owner of such Parcel shall automatically be and become a member of this Association. The foregoing is not intended to include as members persons or entities who hold an interest merely as security for the performance of an obligation. No owner shall have more than one membership for each Parcel he or she owns. Membership shall be appurtenant to and cannot be separated from ownership of any Parcel which is subject to assessment by the Association. The share of a

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member in the funds and assets of the Association cannot be assigned, hypothecated or transferred in any manner except as an appurtenance to the Parcel.

ARTICLE VII - DIRECTORS

A. The affairs of the Association shall be managed by a first board of directors (the "First Board") consisting of three (3) persons. The number of members of the Board subsequent to the First Board shall be determined by the Board from time to time, but shall not be less than three (3) Directors nor more than six (6) Directors. Except for Developer-appointed Directors, Directors must be selected from amongst the Owners. The timing and method for election of successor directors shall be as stated in the Bylaws of the Association.

B. The First Board shall be comprised of the following three (3) Directors:

Edward A. Mancini
7464 19 Mile Road
Sterling Heights, MI 48314

Gilda Mancini-Millelot
7464 19 Mile Road
Sterling Heights, MI 48314

Daniel C. Mancini
3100 S.W. 15th Street
Deerfield Beach, FL 33442

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C. The First Board shall be the Board of the Association as long as the Trust (as identified in the Declaration) is the beneficial owner (as defined in the Declaration) of all Parcels subject to the Declaration. The Trust reserves and shall have the right to remove members of the First Board and to appoint replacements in the event a vacancy is created on the First Board. Once the Trust is no longer the beneficial owner of all Parcels, the Trust shall cause all of the members of the First Board to resign, whereupon the Owners shall elect Directors in accordance with the Declaration and By-Laws. However, notwithstanding the resignation of the First Board as provided above, so long as the Trust continues to own any Parcel within the Total Property, the Trust shall be entitled (but not required) to appoint one (1) Director to the Board. After the selection of the Board after resignation of the First Board as provided above, the Board so selected pursuant to this Paragraph C (including the one Director selected by the Developer, if any) shall serve a term of one (1) year and until the annual meeting of Owners following the expiration of the one-year term whereupon a new Board shall be elected in the manner provided in the By-Laws. Vacancies on the Board shall be filled in accordance with the By-Laws.

ARTICLE VIII – BY-LAWS

The By-laws of the Association shall be adopted by the First Board and thereafter may be altered, amended or rescinded as set forth therein. In the event of any conflict between the provisions of these Articles and the provisions of the By-laws, the provisions of these Articles shall control.

ARTICLE IX - MEMBERSHIP AND VOTING

Membership and voting rights shall be as stated in the Declaration and the By-Laws.

ARTICLE X - REGISTERED AGENT

The name of the Association's initial registered agent and the street address of the Association's initial registered office is as follows:

Daniel C. Mancini
3100 S.W. 15th Street
Deerfield Beach, FL 33442

ARTICLE XI - INCORPORATOR/PERSON SIGNING

The name and address of the person executing these Articles is as follows:

Gilda Mancini-Millelot
7464 19 Mile Road
Sterling Heights, MI 48314

ARTICLE XII - AMENDMENTS

Amendments to these Articles shall be made in the manner set forth in F.S. Section 617.1002 or as provided in the Declaration.

ARTICLE XIII - INDEMNIFICATION

To the full extent permitted by Sections 617.0831 and 607.0850 of Florida Statutes or any successor provisions thereto, (a) the Association shall (i) indemnify any person who was or is a party, or is threatened to be made party, to any threatened, pending or completed action, suit or proceeding, whether civil, criminal, administrative or investigative, by reason of the fact that such person is or was a director or officer of the Association, against expenses (including attorneys' fees), judgments, fines and amounts paid in settlement actually and reasonably incurred by such person in connection with such action, suit or proceeding and (ii) pay expenses incurred by such person in defending a civil or criminal action, suit or proceeding in advance of the final disposition of such action, suit or proceeding, and (b) the Association may (i) indemnify any person who was or is a party, or is

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threatened to be made party, to any threatened, pending or completed action, suit or proceeding, whether civil, criminal, administrative or investigative, by reason of the fact that such person is or was an employee or agent of the Association or is or was serving at the request of the Association as director, officer, employee, agent or fiduciary of another corporation, partnership, joint venture, trust or other enterprise, against expenses (including attorneys' fees), judgments, fines and amounts paid in settlement actually and reasonably incurred by such person in connection with such action, suit or proceeding and (ii) pay expenses incurred by such person in defending a civil or criminal action, suit or proceeding in advance of the final disposition of such action, suit or proceeding. The foregoing indemnification and advancement of expenses provisions shall not be deemed exclusive of any other rights to indemnification or advancement of expenses to which any such person may be entitled under any statute, By-law, agreement, vote of members or disinterested directors or otherwise. Any change in law that purports to restrict the ability of the Association to indemnify or advance expenses to any such person shall not affect the Association's obligation or right to indemnify and advance expenses to any such person with respect to any action, claim, suit or proceeding that occurred or arose, or that is based on events or acts that occurred or arose, prior to such change in law.

IN WITNESS WHEREOF, the undersigned subscriber has executed these Articles of Incorporation this 12 day of April, 2019.

Gilda Mancini-Millelot
Gilda Mancini-Millelot, Incorporator

STATE OF FLORIDA)

) ss:

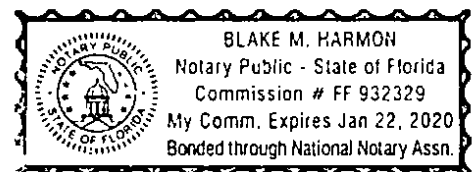
COUNTY OF BROWARD)

The foregoing was acknowledged before me this 10th day of APRIL, 2019, by Gilda Mancini-Millelot, Incorporator, who is personally known to me.

[Signature]
Signature of Person Taking
Acknowledgment

BLAKE M. HARMON
Name typed, printed or stamped
Title or Rank: _____

Serial Number: _____



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Acceptance of Designation

The undersigned, Daniel C. Mancini, hereby accepts the designation of himself as registered agent for Independence Industrial Park Association, Inc. and agrees to serve in compliance with all applicable Florida Statutes. I am familiar with and accept the obligations of my position as registered agent.

Dated this 10th day of APRIL, 2019.



DANIEL C. MANCINI

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