

From:

05/08/2019 10:49

#682 P.001/007

Division of Corporations

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Florida Department of State

Division of Corporations

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FLORIDA PROFIT/NON PROFIT CORPORATION
TBC BUSINESS CENTER CONDOMINIUM ASSOCIATION, INC.

Certificate of Status	0
Certified Copy	0
Page Count	04
Estimated Charge	\$70.00

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**ARTICLES OF INCORPORATION
TBC BUSINESS CENTER CONDOMINIUM ASSOCIATION INC**

The undersigned incorporators, for the purpose of forming a corporation under the Florida Business Corporation Act, hereby adopt the following Articles of Incorporation:

ARTICLE 1 - NAME

The name of the Corporation shall be:

TBC BUSINESS CENTER CONDOMINIUM ASSOCIATION INC

ARTICLE - II - Existence

The Corporation shall have perpetual existence.

ARTICLE - III - Purpose

The general purpose of the business to be transacted by this Corporation is:

A. The Association does not contemplate pecuniary gain or profit to the members thereof, and the specific purposes for which it is formed are to provide for maintenance and preservation of the Common Elements and the Architectural control of the commercial units (all as defined in the Condominium Declaration referred to hereinafter) and to promote the health, safety and welfare of the Unit owners within the described property and any additions thereto as may hereafter be brought within the jurisdiction of this Association within that certain tract of property described as:

LOT 22 AND 23, OSCEOLA INDUSTRIAL PARK, TRACT V, ACCORDING TO THE OFFICIAL PLAT THEREOF AS RECORDED IN PLAT BOOK 21, PAGE 128, OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA.

B. To exercise all of the powers and privileges and to perform all of the duties and obligations of the Association as set forth in that certain Declaration of Condominium for TBC BUSINESS CENTER CONDOMINIUM ASSOCIATION INC, hereinafter and above called the "Declaration" applicable to the property recorded in the office of the Osceola County Comptroller, Osceola County, Florida and as the same be amended from time to time as therein provided, said Declaration being incorporated herein as if set forth at length.

C. Fix, levy, collect and enforce payment of, by any lawful means, all charges or assessments pursuant to the terms of the Declaration to 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 against the property of The Association.

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D. To acquire (by gift, purchase or otherwise), own, hold, improve, build upon, operate, maintain convey, sell, lease, transfer, dedicate for public use or otherwise disposed of real personal property in connection with the affairs of the Association.

E. Participate in mergers and consolidation with other non-profit corporations organized for the same purposes provided that any such merger or consolidation shall have the assent of the required membership under Section 12.2 of the Declaration;

F. To have and to exercise any and all powers, rights, duties and privileges which a corporation organized under Chapter 617 and under Chapter 718 (the Condominium Act), Florida Statutes, by law now or hereafter have and exercise.

G. The Association shall operate, maintain and manage the surface water or storm water management system(s) in a manner consistent with the Water Management District rules, and shall assist in the enforcement of the Declaration of Covenants and Restrictions which relate to the surface water or storm water management system.

The association shall levy and collect adequate assessment against members of the Association for the costs of maintenance and operation of the surface water or stormwater management system.

H. The foregoing paragraphs shall be construed as enumerating both objects and purposes of this corporation and it is hereby expressly provided that the foregoing enumeration of specific purposes shall not be held to limit or restrict in any manner the purposes of this corporation otherwise permitted by law.

ARTICLE - IV - PRINCIPAL OFFICE

The principal place of business is:

1550 TILESTONE ROAD
SAINT CLOUD, FL 34771

The mailing address of this corporation shall be:

10524 Moss Park Road suite 204-755
Orlando , FL 34771

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ARTICLE - V - MEMBERSHIP

1. The members of the Association shall consist of all of the record owners of the Commercial Units in the Condominium shall consist of those who are members at the time of such termination and their successors and assigns.
2. After receiving approval of the Association required by the Declaration of Condominium, change of membership in the Association shall be established by recording in the public records of Osceola County, Florida, a deed or other instrument establishing a record title to a unit in the condominium and the delivery to the Association of a certified copy of such instrument. The owner design by such instrument this becomes a member of the Association and the membership of the prior owner is terminated.
3. The share 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 Commercial Unit.
4. The owner of each Unit shall be entitled to at least one (1) vote as a member of the Association. The exact number of votes to be cast by owners of a Commercial Unit and the manner of exercising voting rights shall be determined by the By-Laws of the Association.

ARTICLE - VI - INITIAL REGISTERED AGENT AND ADDRESS

The name and address of the initial registered agent is:

Arevalo Salazar
9598 PINE LILLY ST
ORLANDO, FL 32827

The registered agent of the corporation may be changed at anytime without an amendment of these Articles.

ARTICLE - VII - DIRECTORS

A Board of one or more Directors shall manage the business and affairs of the corporation. The Board of Directors composed of not less than three (3) nor more than five (5) persons establishes the number and composition of which Board shall from time to time in accordance with the provisions of the By-Laws of the corporation..

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These Articles of Incorporation may be amended in the manner provided by the laws of the State of Florida. Every amendment shall be approved by a majority of the members of the Board. The number of directors on the Board of Directors shall always be an odd number.

The names and addresses of the initial Board of Directors who are to act in the capacity of authorized Directors until the selection of their successors are:

Arevalo Salazar, President
9598 PINE LILLY ST
ORLANDO, FL 32827

Andy W. Arvelo, Secretary
9582 CYPRESS PINE ST.
ORLANDO, FL 32827

Jose Arvelo, Treasurer
9582 CYPRESS PINE ST.
ORLANDO, FL 32827

Directors of the Association shall be elected at the meeting of the members in the manner determined by the By-Laws.

ARTICLE - VIII - INCORPORATORS

The name and street address of the incorporators to these Articles of Incorporation are:

Arevalo Salazar, President
9598 PINE LILLY ST
ORLANDO, FL 32827

Andy W. Arvelo, Secretary
9582 CYPRESS PINE ST.
ORLANDO, FL 32827

Jose Arvelo, Treasurer
9582 CYPRESS PINE ST.
ORLANDO, FL 32827

IN WITNESS WHEREOF, the undersigned have hereunto set their hands and seals, acknowledged and filed the foregoing Articles of Incorporation under the laws of the State of Florida, this 25th of April of 2019.

Signature/Title

Signature/Title

Signature/Title

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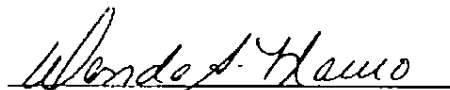
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STATE OF FLORIDA
COUNTY OF ORANGE

IN WITNESS WHEREOF, for the purpose of forming this corporation under the laws of the State of Florida, the undersigned authority, this day personally appeared Mr. Arevalo Salazar, Mr. Andy W. Arvelo and Mr. Jose Arvelo and acknowledged that they executed the foregoing Articles of Incorporation this 25th day of April 2019.

The foregoing instrument was acknowledged before me this 25th day of April 2019, by Arevalo Salazar, Andy W. Arvelo and Jose Arvelo who are personally known ___ to me or who have produced a driver's license as identification.



Notary Public - State of Florida

COMM. #

My commission expires:



Wanda S. Marrero
NOTARY PUBLIC
STATE OF FLORIDA
Comm# FF916614
Expires 8/9/2019

NOTARY PUBLIC
WANDA S. MARRERO

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CERTIFICATE OF DESIGNATION REGISTERED AGENT AND REGISTERED OFFICE

Pursuant to the provisions of section 617, Florida Statutes, the undersigned corporation, organized under the laws of the State of Florida, submits the following statement in designating the registered office/registered agent, in the state of Florida.

1 - The name of the corporation is:

TBC BUSINESS CENTER CONDOMINIUM ASSOCIATION INC

2 - The name and address of the registered agent and office is:

Arevalo Salazar
9598 PINE LILLY ST
ORLANDO, FL 32827

SIGNATURE



(CORPORATE OFFICER)

TITLE

President

DATE

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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.

SIGNATURE



(RESIDENT AGENT)

DATE

4/25/19

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