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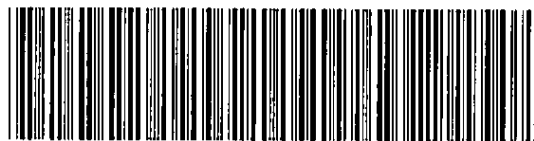
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DIVISION OF CORPORATIONS
TALLAHASSEE, FLORIDA

ARTICLES OF INCORPORATION
OF
BANNERMAN ROAD COMMERCIAL PROPERTY OWNERS ASSOCIATION, INC.
A NOT FOR PROFIT CORPORATION

The undersigned natural persons of legal age, who are citizens of the State of Florida, acting as an incorporators of a corporation under Chapter 617 of the Florida Statutes, hereby adopt the following articles of incorporation:

Article I

The name of the corporation is Bannerman Road Commercial Property Owners Association, Inc. (hereinafter the "Association"). The corporation's principal office and mailing address is 1506 Bannerman Road, Tallahassee, FL 32312.

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 primary purposes such as are authorized under chapters 617 and 720, Florida Statutes and include providing for the maintenance, preservation, administration and management of the Bannerman Road Commercial subdivision, pursuant to a Declaration of Covenants and Restrictions and plats recorded in the Public Records of Leon County, Florida.

The corporation is organized and operated solely for administrative and managerial purposes. It is not intended that the corporation show any net earnings, but no part of any net earnings that do occur shall inure to the benefit of any member hereof. If, in any taxable year, the net income of the corporation from all sources other than casualty insurance proceeds and other non-recurring items exceeds the sum of total common expenses for which payment has been made or liability incurred within the taxable year, and reasonable reserves for common expenses and other liabilities, such excess shall be held by the corporation and used to reduce the amount of assessments that would otherwise be required in the following year. For such purposes, each lot owner will be credited with the portion of any excess that is proportionate to his or her interest in the common elements of the condominium.

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SECRETARY OF STATE

Article V

The street address of the initial registered office of the Association is 1506 Bannerman Road, Tallahassee, FL 32312, and the name of its initial registered agent with an address of 1506 Bannerman Road, Tallahassee, FL 32312 is Ellen Fokes.

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.

DocuSigned by:
Ellen Fokes

Ellen Fokes, Registered Agent

Article VI

Each lot within the Bannerman Road Commercial subdivision shall have appurtenant to it a membership in the corporation, which membership shall be held by the person or entity, or in common by the persons or entities owning such lot, except that no person or entity holding title to a lot as security for performance of an obligation shall acquire membership appurtenant to the lot by virtue of ownership. In no event may any membership be severed from the lot to which it is appurtenant.

Article VII

Ellen Fokes, whose address is 1506 Bannerman Road, Tallahassee, Florida 32312, and Jason Naumann, whose address is 2050 Capital Circle NE, Tallahassee, FL 32308, are the initial directors of the Association.

Article VIII

On dissolution, the assets of the Association will be distributed to an appropriate public agency to be used for purposes similar to those for which the Association was created. In the event such distribution is refused acceptance, such assets will be granted, conveyed, and assigned to any nonprofit corporation, association, trust, or other organization organized and operated for such similar purposes.

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TALLAHASSEE, FLORIDA

Article IX

The names and street addresses of the incorporators are Ellen Fokes, 1506 Bannerman Road, Tallahassee, FL 32312 and Jason Naumann, 2050 Capital Circle NE, Tallahassee, FL 32308.

5/20/2019

Executed at Tallahassee, Leon County, Florida, on the ____ day of May, 2019.

DocuSigned by:
Ellen Fokes
E0AE439ED3D14F6
Ellen Fokes

DocuSigned by:
Jason Naumann
2FBE892E10DC458
Jason Naumann

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CLERK OF DISTRICT COURT
TALLAHASSEE, FLORIDA