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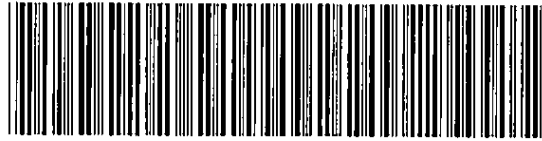
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Account#: 120000000088

Date: 06/11/2019

Name: Merritt Walker

Reference #: 1093991

Entity Name: BRIDGE POINT POWERLINE ROAD PROPERTY OWNER' ASSOCIATION, INC.

☒ Articles of Incorporation/Authorization to Transact Business

☐ Amendment

☐ Change of Agent

☐ Reinstatement

☐ Conversion

☐ Merger

☐ Dissolution/Withdrawal

☐ Fictitious Name

☒ Other CERTIFIED COPY OF THE FILING EVIDENCE

Authorized Amount: \$78.75

Signature: my

**ARTICLES OF INCORPORATION
OF
BRIDGE POINT POWERLINE ROAD PROPERTY OWNERS' ASSOCIATION, INC.

(A FLORIDA CORPORATION NOT FOR PROFIT)**

In compliance with the requirements of the Florida Statutes, Chapter 617, the undersigned incorporator has executed, adopted and caused to be delivered for filing these Articles of Incorporation for the purpose of forming a corporation not for profit and does hereby certify:

**ARTICLE I
NAME**

The name of this Corporation is BRIDGE POINT POWERLINE ROAD PROPERTY OWNERS' ASSOCIATION, INC. (the "Association"), these Articles of Incorporation as the "Articles," and the Bylaws of the Association as the "Bylaws."

**ARTICLE II
ADDRESS**

The mailing address of, and the principal office for, the Association is Bridge Point Powerline Road Property Owners' Association, Inc., c/o Bridge Development Partners, 1000 W. Irving Park Road, Suite 150, Itasca, Illinois 60143.

**ARTICLE III
DIRECTORS**

Directors are to be appointed in accordance with the provisions of the Bylaws, but in no event will there be less than three (3) Directors, at any one time. The Directors need not be members of the Association.

The names and addresses of the directors are as follows:

<u>Name:</u>	<u>Address:</u>
Kevin Carroll	201 S. Biscayne Boulevard Suite 1950 Miami, Florida 33131
Steven Poulos	1000 W. Irving Park Road Suite 150 Itasca, Illinois 60143
Anthony Pricco	1000 W. Irving Park Road Suite 150 Itasca, Illinois 60143

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John Maduros

1000 W. Irving Park Road
Suite 150
Itasca, Illinois 60143

ARTICLE IV
REGISTERED AGENT/OFFICE

The street address of the initial Registered Office of this Association in the State of Florida will be 115 N. Calhoun Street, Suite 4, Tallahassee, Florida 32301. The name of the initial Registered Agent of this Association at the above address will be Cogency Global Inc.

ARTICLE V
PURPOSES

The Association does not contemplate pecuniary gain or profit, direct or indirect, to its members. It is formed for the purpose of enforcing and enjoying all rights, benefits and obligations on behalf of the Owners, as set forth in the Declaration of Covenants, Conditions, Easements and Restrictions (the "Declaration"), filed (or to be filed) by Bridge Powerline, LLC, a Florida limited liability company, regarding lands in Pompano Beach, Florida, and more particularly described in the Declaration (the "Property"); and for these purposes (and without limitation) to:

(a) operate and maintain all easements running in favor of the Association, and all facilities incident thereto, all for the benefit of the Owners of the Property and pursuant to the Declaration; and

(b) fix assessments (or charges) to be levied against the Property and/or the Owners of the Property pursuant to the Declaration; and

(c) enforce any and all covenants, restrictions and agreements contained in the Declaration and applicable to the Property;

(d) pay any and all taxes, and insurance required to be paid by the Association pursuant to the Declaration; and

(e) insofar as permitted by law and as contemplated in the Declaration, to do any other thing that, in the opinion of the Board of Directors of the Association, will give effect to the rights and interests of the Association as contained in the Declaration.

(f) operate, maintain and manage the surface water or stormwater management system(s) serving the Property (collectively, the "Water Management System") in a manner consistent with the requirements of any applicable water management district (the "District") permit issued for the Property from time to time and applicable District rules, and shall assist in the enforcement of the provisions of the Declaration which relate to the Water Management System.

ARTICLE VI

POWERS

The powers of the Association will include, without limitation, the following:

(a) The Association will have all common-law and statutory powers of a Florida corporation not-for-profit not in conflict with the terms of these Articles.

(b) The Association will have all the powers and duties set forth in the Declaration, including, but not limited to, the following:

(i) to establish, levy and assess, and collect assessments as necessary to operate the Association and carry on its activities, and to create such reserves for the extraordinary expenditures as may be deemed appropriate in the discretion of the Board of Directors, as contemplated and to effect the purposes contained in the Declaration (including, without limitation, adequate assessments against Owners of the Property for the costs of maintenance and operation of the Water Management System);

(ii) to purchase insurance upon the parcels which are owned by the Association ("Common Property") or over which the Association has been given easements or other rights pursuant to the Declaration for the protection of the Association and its members;

(iii) to promulgate and amend reasonable regulations respecting the use of the Common Property and easement parcels consistent with the Declaration, as the Board of Directors may deem appropriate; and

(iv) To enforce by legal means the provisions of the Declaration, these Articles, and the By-Laws of the Association.

The powers of the Association will be subject to and will be exercised in accordance with the provisions of the Declaration, these Articles and the By-Laws of the Association.

In the event of termination, dissolution or final liquidation of the Association, the responsibility for the operation and maintenance of the Water Management System must be transferred to and accepted by an entity which would comply with Section 40C-42.027, F.A.C., and be approved in writing by the District prior to such termination, dissolution or liquidation.

ARTICLE VII

TERM

The Association will have perpetual existence.

ARTICLE VIII
INCORPORATOR

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

Name:

Kevin Carroll

Address:

201 S. Biscayne Boulevard, Suite 1950
Miami, Florida 33131

ARTICLE IX
VOTING

Each Owner shall be entitled to the number of votes as set forth in the Declaration and Bylaws. The manner of voting is more fully described in the regulated by the Bylaws of the Association.

ARTICLE X
OFFICERS

The Association shall have a President, a Vice President, a Secretary and a Treasurer, and such other officers and assistant officers and agents as the board of directors may from time to time deem desirable or consistent with the Bylaws of the Association.

ARTICLE XI
BYLAWS

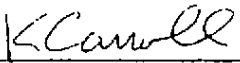
The Bylaws of the Association shall be adopted by the board of directors and thereafter may be altered, amended or rescinded only in the matter provided for in the Bylaws. In the event of a conflict between the provisions of these Articles and the provisions of the Bylaws, the provisions of these Articles shall control.

ARTICLE XII
INDEMNIFICATION OF OFFICERS AND DIRECTORS

The Association shall indemnify Directors and Officers of the Association in the matter set forth in the Bylaws of the Association.

(Signatures on next page)

IN WITNESS WHEREOF, the undersigned incorporator has executed these Articles of Incorporation on June 4, 2019:



Kevin Carroll, Incorporator

**CERTIFICATE DESIGNATING REGISTERED AGENT
FOR SERVICE OF PROCESS**

Pursuant to the provisions of Chapters 48 and 617 of the Florida Statutes, the corporation identified below hereby submits the following Certificate Designating Registered Agent for Service of Process ("Certificate") in designation of the registered office and registered agent in the State of Florida.

Bridge Point Powerline Property Owners' Association, Inc., desiring to organize as a not for profit corporation under the laws of the State of Florida, with its registered office at 115 N. Calhoun Street, Suite 4, Tallahassee, Florida 32301, has named Cogency Global Inc., located at the above-registered office, as its registered agent to accept service of process within this State.

ACKNOWLEDGMENT

Having been named as registered agent for the above-stated corporation at the place designated in this Certificate, I hereby acknowledge that I am familiar with the obligations of a registered agent under the laws of the State of Florida, accept to act as registered agent for the above-stated corporation, and agree to comply with the provisions of all Laws applicable to the performance of such office.

COGENCY GLOBAL INC.

By: Merritt Walker

Print Name: Merritt Walker

Title: Asst Secretary

Dated: June 11, 2019