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(Requestor's Name)

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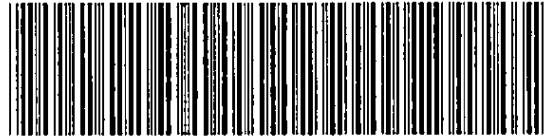
(Business Entity Name)

(Document Number)

Certified Copies \_\_\_\_\_ Certificates of Status \_\_\_\_\_

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NOV 13 2019

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2019 NOV 13 AM 9:59  
SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

COVER LETTER

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

SUBJECT: MAHAN-RIGGINS OFFICE 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: EPHRAIM ASHER  
Name (Printed or typed)

3052 CARLOW CIR.  
Address

TALL. FL 32309  
City, State & Zip

850-2644777  
Daytime Telephone number

beasher@comcast.net  
E-mail address: (to be used for future annual report notification)

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TALLAHASSEE, FL  
DEPARTMENT OF STATE

NOTE: Please provide the original and one copy of the articles.

ARTICLES OF INCORPORATION

OF

MAHAN-RIGGINS OFFICE ASSOCIATION, INC.

The undersigned for the purpose of forming a corporation under the Florida General Corporation Act, does hereby adopt the following Articles of Incorporation.

ARTICLE I

Corporate Name. The name of this corporation is Mahan-Riggins Office Association, Inc.

ARTICLE II

Statement of Corporate Nature. This is a non profit corporation organized solely as an Owners Association pursuant to the Florida Not For Profit Corporation Act. The Association has two owners. Owner No. 1 owns Lots 2 and 3, Peoples First Commercial Center, a Replat of Lot 2, Block "B", Evergreen Commons as recorded in Plat Book 15, Page 10, according to the map or plat thereof, as recorded in Plat Book 17, Page(s) 6-9, of the Public Records of Leon County, Florida. Owner No. 2 owns Lot 1, Peoples First Commercial Center, Replat of Lot 2, Block "B", Evergreen Commons as recorded in Plat Book 15, Page 10, according to the map or plat thereof, as recorded in Plat Book 17, Page(s) 6-9, of the Public Records of Leon County, Florida.

ARTICLE III

Purposes. The purpose for which this corporation is organized is to exercise the power of Mahan-Riggins Office Association Inc., an office development in Leon County, Florida, as set forth in that certain Declaration of Covenants, conditions, and Restrictions, to be recorded in the Leon county Courthouse (hereafter referred to as the "Declaration"), and in the By-Laws of this corporation, to promote the maintenance and improvement of the holding pond of the office complex to which the owners association relates, and to perform such related functions as the board of directors of this corporation shall from time to time determine. The corporation is not organized and shall not operate for profit or pecuniary gain; and no part of the earnings of the corporation shall enure to the benefit of any member, director, officer, or any private individual except that, pursuant to proper authorization, reasonable compensation may be paid for services rendered to or for the corporation effecting one or more of its purposes.

ARTICLE IV

Project to be maintained. The property to be maintained, as stated above, is a holding pond located on lot 3 of Owner No. 1.

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CLERK OF DISTRICT COURT  
LEON COUNTY, FLORIDA

## ARTICLE V

The corporation shall have a membership only of the two owners listed above for this Corporation, Mahan-Riggins Office Association, Inc. , or the Declarant developer as previously mentioned in the Covenants, Conditions, and Restrictions.

## ARTICLE VI

Initial Registered Office and Registered Agent. The street address of the initial registered office of this corporation is: 2700 Appalachee Parkway Suit C, Tallahassee, FL 32301. This is also the place of business where the corporation shall operate.

The name of the initial registered agent at that business is Ephraim Asher.

## ARTICLE VII

Initial Board of Directors. The number of directors constituting the initial board of directors is two. The number of directors can be amended from time to time.

## ARTICLE VIII

### Management of the Corporate Affairs.

a. Board of Directors. The powers of this corporation shall be exercised, and properly controlled, and the affairs conducted by a Board of Directors.

b. Corporate Directors. The Board of Directors shall elect the following officers: President, Vice President, Secretary/Treasurer, and such other officers as the By-Laws of the corporation may authorize the directors to elect from time to time. Such officers shall be initially elected at the first annual meeting of the Board of Directors. Until such election is held, the following persons shall serve as corporate officers:

Ephraim Asher, President-Director, whose address is 3052 Carlow Circle, Tallahassee, FL 32309.

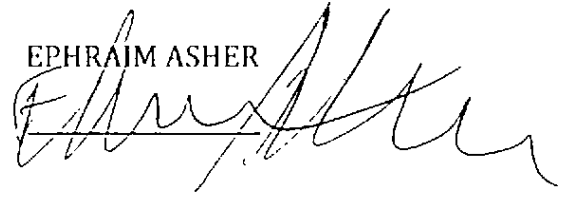
Joel Jarrett, Vice President, Secretary/Treasurer-Director, whose address is Hancock Whitney Bank, 2453 Mahan Drive, Tallahassee, FL 32308.

I, the undersigned, being the incorporator of this corporation for the purpose of forming this nonprofit corporation under the laws of the State of Florida have executed these Articles of Incorporation on this \_\_\_\_ day of November 2019.

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CLERK OF STATE  
TALLAHASSEE, FL 09100

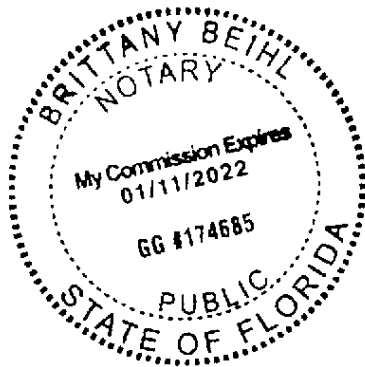
STATE OF FLORIDA, COUNTY OF LEON

EPHRAIM ASHER



Before me personally appeared Ephraim Asher to me well known and known to me to be the person described in and who executed the Articles of Incorporation, and acknowledged to and before me that he executed said instrument for the purposes therein expressed.

WITNESS my hand and official seal this 7th day of November 2019.



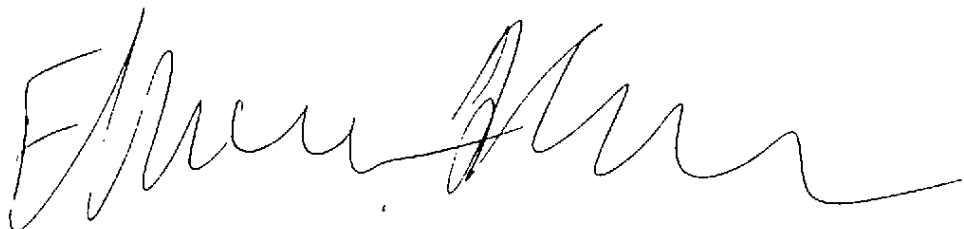
NOTARY PUBLIC

My Commission Expires; 1-11-2022

#### ACCEPTANCE OF REGISTERED AGENT

The undersigned hereby accepts the appointment as Registered Agent of Mahan-Riggins Office Association, Inc. which is contained in the foregoing Articles of Incorporation.

DATED this \_\_\_\_ day of November 2019.



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ALLAHASSETT, FLORIDA