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FLORIDA PROFIT/NON PROFIT CORPORATION
Daniels Commerce Center Property Owners' Association, Inc.

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May 11, 2020

FLORIDA DEPARTMENT OF STATE
Division of Corporations

DEAN

SUBJECT: DANIELS COMMERCE CENTER PROPERTY OWNERS ASSOCIATION INC
REF: W20000046101

We received your electronically transmitted document. However, the document has not been filed. Please make the following corrections and refax the complete document, including the electronic filing cover sheet.

The registered agent must sign accepting the designation.

The document must contain written acceptance by the registered agent, (i.e. "I hereby am familiar with and accept the duties and responsibilities as registered agent for said corporation/limited liability company"); and the registered agent's signature.

If you have any further questions concerning your document, please call (850) 245-6052.

Tyrone Scott
Regulatory Specialist II
New Filings Section

FAX Aud. #: H20000136561
Letter Number: 820A00009542

ARTICLES OF INCORPORATION OF

**DANIELS COMMERCE CENTER PROPERTY OWNERS' ASSOCIATION, INC.,
A FLORIDA CORPORATION NOT-FOR-PROFIT**

The undersigned for the purpose of forming a corporation not for profit under Chapter 617, Florida Statutes, certifies as follows:

ARTICLE I NAME

The name of this Corporation is Daniels Commerce Center Property Owners' Association, Inc., a Florida corporation not-for-profit (the "Association").

ARTICLE II

ADDRESS

The mailing address of, and the principal office for, the Association is 326 N. Mills Avenue, Orlando, Florida 32803.

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.

ARTICLE IV REGISTERED AGENT/OFFICE

The street address of the initial Registered Office of this Association in the State of Florida will be 326 N. Mills Avenue, Orlando, Florida 32803. The name of the initial Registered Agent of this Association at the above address will be Daniel Haim.

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 AMENDED AND RESTATED DECLARATION OF OPERATING AGREEMENT AND EASEMENT FOR INGRESS, EGRESS AND UTILITIES (the "Declaration"), filed (or to be filed) by CF Pulmonary Real Estate Winter Garden, LLC, a Florida limited liability company, regarding lands 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

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(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 St. Johns River 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 over which the Association has been given easements 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 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

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ST. JOHNS RIVER WATER MANAGEMENT DISTRICT
ATLANTA, GA

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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.

IN WITNESS WHEREOF, the undersigned incorporator has executed these Articles of Incorporation on the 5 day of MAY, 2020.



Daniel Haim
Incorporator

STATEMENT OF ACCEPTANCE OF REGISTERED AGENT

I am familiar with and accept the duties and responsibilities as registered agent for the said limited liability company, pursuant to Section 607.0505, Fla. Stat.



Daniel Haim

Dated: May 5, 2020

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