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August 6, 2020

**VIA FED-X**

Florida Dept. of State  
Division of Corporations  
2415 N. Monroe Street, Suite 810  
Tallahassee, FL 32303

**Re: Articles of Incorporation  
Durbin Park Master Association, Inc., a Florida corporation not for profit  
Our File No. 29890-8**

Ladies and Gentlemen:

Enclosed herewith please find an original executed Articles of Incorporation of Durbin Park Master Association, Inc., a Florida corporation not for profit, together with our firm's check in the amount of \$35.00 to cover the filing fee. Please file the form with the Division of Corporations and return a filed copy to me.

Should you have any questions, feel free to contact me.

Very truly yours,

Deborah L. Spadea  
Legal Practice Assistant

/dls  
Enclosures

**ARTICLES OF INCORPORATION OF  
DURBIN PARK MASTER ASSOCIATION, INC.,  
A FLORIDA CORPORATION NOT FOR PROFIT**

By these Articles of Incorporation, the undersigned incorporator forms a corporation not for profit in accordance with Chapter 617, Florida Statutes, and pursuant to the following provisions (the "**Articles**"):

**ARTICLE I**  
**NAME**

The name of the corporation shall be DURBIN PARK MASTER ASSOCIATION, INC. For convenience, the corporation shall be referred to in this instrument as the "**Master Association**."

**ARTICLE II**  
**DURATION**

The Master Association shall exist perpetually unless and until dissolved according to law or the provisions of the Master Declaration. Corporate existence of the Master Association shall commence upon the filing of these Articles with the Florida Department of State.

**ARTICLE III**  
**DEFINITIONS**

The term "**Master Declaration**" shall mean the MASTER DECLARATION OF EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS FOR DURBIN PARK recorded, or to be recorded, in the Official Records of Duval County, Florida, and all amendments or supplements made thereto from time to time. All other capitalized words and terms used in these Articles shall have the meaning and definition as provided in the Master Declaration.

**ARTICLE IV**  
**PRINCIPAL OFFICE AND MAILING ADDRESS**

The principal office of the Master Association is located at 9540 San Jose Boulevard, Jacksonville, Florida 32257.

The mailing address of the Master Association is P.O. Box 23627, Jacksonville, Florida 32241.

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ARTICLE V  
REGISTERED OFFICE AND AGENT

Drew D. Frick, whose address is 9540 San Jose Boulevard, Jacksonville, Florida 32257, is hereby appointed the initial registered agent of the Master Association and the registered office shall be at said address.

ARTICLE VI  
PURPOSE AND POWERS OF THE ASSOCIATION

The Master Association is formed to provide for the maintenance, preservation, operation and architectural control of Durbin Park, and to perform such other acts, obligations and duties of the Master Association, all pursuant to such rights, powers and authority as are granted to the Master Association by the Master Declaration or delegated to the Master Association by the Declarant. The Master Association shall also have all the powers of a not for profit corporation organized under the laws of the State of Florida, subject only to such limitations upon the exercise of such powers as are expressly set forth in these Articles, the Bylaws, the Master Declaration, and Chapter 720, Florida Statutes. The Master Association is not a condominium association within the meaning of the Florida Condominium Act, Chapter 718, Florida Statutes.

ARTICLE VII  
DIRECTORS AND OFFICERS

The affairs of the Master Association shall be managed by a Board of Directors (the "**Board**"), who shall be appointed or elected in the manner set forth in the Bylaws of the Master Association. The number of Directors constituting the initial Board shall be three (3). The names and addresses of the persons who are to act in the capacities of initial Directors until the election and qualification of their successors are:

<u>Name</u>	<u>Address</u>
Drew D. Frick	9540 San Jose Boulevard Jacksonville, Florida 32257
Melissa A. Yuhas	9540 San Jose Boulevard Jacksonville, Florida 32257
Lucas Hildebrand	9540 San Jose Boulevard Jacksonville, Florida 32257

All other matters regarding the Directors and the Officers of the Master Association, including number, election, duration, etc., shall be governed in accordance with the provisions set forth in the Bylaws. The Directors shall have the right to appoint officers ("Officers") to whom they may delegate certain responsibilities as set forth in the Bylaws.

ARTICLE VIII  
INDEMNIFICATION

Every Director and every Officer, if any, of the Master Association shall be indemnified by the Master Association against all expenses and liabilities, including counsel fees, reasonably incurred by or imposed upon him or her in connection with any proceeding whether civil, criminal, administrative or investigative, or any settlement of any proceeding, or any appeal from such proceeding to which he or she may be a party or in which he or she may become involved by reason of his or her being or having been a Director or Officer of the Master Association, or having served at the Master Association's request as a director or officer of any other corporation, whether or not he or she is a director or officer at the time such expenses are incurred, regardless of by whom the proceeding was brought, except in relation to matters as to which any such Director or Officer shall be adjudged liable for gross negligence or willful misconduct, provided that in the event of a settlement, the indemnification shall apply only when the Board of Directors of the Master Association approves such settlement and reimbursement as being in the best interest of the Master Association. The foregoing right of indemnification shall be in addition to and not exclusive of all other rights to which such Director or Officer may be entitled.

Expenses incurred in defending a suit or proceeding whether civil, criminal, administrative or investigative may be paid by the Master Association in advance of the final disposition of such action, suit or proceeding if authorized by all of the non-interested Directors upon receipt of an undertaking by or on behalf of the Director or Officer to repay such amount if it shall ultimately be determined that he is not to be indemnified by the Master Association as authorized by these Articles of Incorporation.

The Master Association shall have the power to purchase at its expense and maintain insurance on behalf of any person who is or was a Director or Officer of the Master Association, or is or was serving at the request of the Master Association as a director or officer of another association, against any liability asserted against him or her and incurred by him or in any such capacity, or arising out of his or status as such, whether or not the Master Association would have the power to indemnify him or her against such liability under the provisions of these Articles.

ARTICLE IX  
BYLAWS

The initial Bylaws of the Master Association shall be adopted by the Board of Directors and may be altered, amended or rescinded in the manner provided by the Bylaws.

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ARTICLE X  
INCORPORATION

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

Name

Address

Drew D. Frick

9540 San Jose Boulevard  
Jacksonville, Florida 32257

IN WITNESS WHEREOF, the undersigned Incorporator has caused these Articles to be executed as of the 4 day of August, 2020.

Signed, sealed and delivered in the presence of:

Debra Melcosh

Print Name: Debra Melcosh

Vickie Bulkley

Print Name: Vickie Bulkley

[Signature]

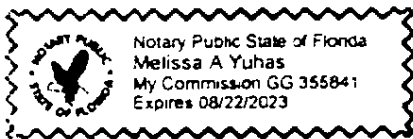
Signature

Printed Name: Drew D. Frick

STATE OF FLORIDA  
COUNTY OF DUVAL

I HEREBY CERTIFY that on this 4 day of August, 2020, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared Drew D. Frick, the Incorporator described in the foregoing Articles of Incorporation, by means of (check one): ☒ physical presence or ☐ audio-video communication technology. He (check one): ☒ is personally known to me, or ☐ produced \_\_\_\_\_ as identification..

[AFFIX NOTARIAL SEAL]



[Signature]

Print Name: Melissa A. Yuhas

NOTARY PUBLIC, STATE OF FLORIDA

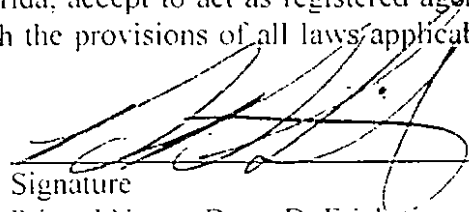
**CERTIFICATE DESIGNATING REGISTERED AGENT  
FOR SERVICE OF PROCESS**

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 (the "Certificate") in designation of the registered office and registered agent in the State of Florida.

DURBIN PARK MASTER ASSOCIATION, INC., desiring to organize as a not for profit corporation under the laws of the State of Florida, with its registered office at 9540 San Jose Boulevard, Jacksonville, Florida 32257, has named Drew D. Frick whose address is located at the above-registered office, as its registered agent to accept service of process within the State of Florida.

**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.

  
Signature

Printed Name: Drew D. Frick

Dated: August 4, 2020