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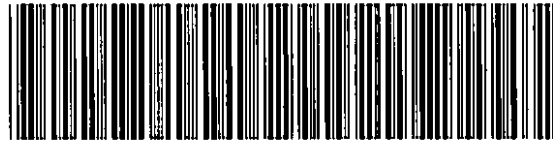
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## CAPITAL CONNECTION, INC.

417 E. Virginia Street, Suite 1 • Tallahassee, Florida 32301  
(850) 224-8870 • 1-800-342-8062 • Fax (850) 222-1222

KBC INDUSTRIAL PARK OWNER'S

OWNER'S ASSOCIATION, INC.

Signature \_\_\_\_\_

Requested by: BA

02/26/21

Name \_\_\_\_\_

Date \_\_\_\_\_

Time \_\_\_\_\_

Walk-In \_\_\_\_\_

Will Pick Up \_\_\_\_\_



Art of Inc. File \_\_\_\_\_

\_\_\_\_\_ LTD Partnership File \_\_\_\_\_

\_\_\_\_\_ Foreign Corp. File \_\_\_\_\_

\_\_\_\_\_ L.C. File \_\_\_\_\_

\_\_\_\_\_ Fictitious Name File \_\_\_\_\_

\_\_\_\_\_ Trade/Service Mark \_\_\_\_\_

\_\_\_\_\_ Merger File \_\_\_\_\_

\_\_\_\_\_ Art. of Amend. File \_\_\_\_\_

\_\_\_\_\_ RA Resignation \_\_\_\_\_

\_\_\_\_\_ Dissolution / Withdrawal \_\_\_\_\_

\_\_\_\_\_ Annual Report / Reinstatement \_\_\_\_\_



Cert. Copy \_\_\_\_\_

\_\_\_\_\_ Photo Copy \_\_\_\_\_

\_\_\_\_\_ Certificate of Good Standing \_\_\_\_\_

\_\_\_\_\_ Certificate of Status \_\_\_\_\_

\_\_\_\_\_ Certificate of Fictitious Name \_\_\_\_\_

\_\_\_\_\_ Corp Record Search \_\_\_\_\_

\_\_\_\_\_ Officer Search \_\_\_\_\_

\_\_\_\_\_ Fictitious Search \_\_\_\_\_

\_\_\_\_\_ Fictitious Owner Search \_\_\_\_\_

\_\_\_\_\_ Vehicle Search \_\_\_\_\_

\_\_\_\_\_ Driving Record \_\_\_\_\_

\_\_\_\_\_ UCC 1 or 3 File \_\_\_\_\_

\_\_\_\_\_ UCC 11 Search \_\_\_\_\_

\_\_\_\_\_ UCC 11 Retrieval \_\_\_\_\_

\_\_\_\_\_ Courier \_\_\_\_\_

**ARTICLES OF INCORPORATION  
OF  
KBC INDUSTRIAL PARK OWNER'S ASSOCIATION, INC.**

In compliance with the requirements of Chapter 617, *Florida Statutes*, the undersigned, all of whom are residents of the State of Florida and all of whom are of full age, have this day voluntarily associated themselves together for the purposes of forming a corporation not for profit and do hereby certify:

**ARTICLE I**

NAME

The name of the corporation is **KBC INDUSTRIAL PARK OWNER'S ASSOCIATION, INC.**, hereinafter called the "Association."

**ARTICLE II**

PRINCIPAL OFFICE

The principal office of the Association is 1590 Bobby Lee Point, Sanford, FL 32771.

**ARTICLE III**

DEFINITIONS

The following words shall have the definitions set forth below for purposes of these Articles:

3.1 "Articles" shall mean these Articles of Incorporation.

3.2 "Association" shall mean and refer to KBC Industrial Park Owner's Association, Inc., a Florida corporation not for profit, and its successors and assigns.

3.3 "Board" or "Board of Directors" shall mean the Board of Directors of the Association.

3.4 "Bylaws" shall mean the Bylaws of the Association.

3.5 "Common Expenses" shall mean the expenses and charges described in the Declaration incurred or to be incurred by the Association and assessed or to be assessed upon the Owners.

3.6 "Declarant" shall mean the Levi Dog, LLC or the Owner of each Lot, its/their successors and assigns.

3.7 “Declaration” shall mean that certain Declaration of Covenants, Conditions, Easements and Restrictions for the KBC Industrial Park made by the Declarants to be recorded in the Public Records of Seminole County, Florida, as the same may be modified or amended from time to time.

3.8 “Development” shall mean and refer to the real property described in and made subject to the Declaration.

3.9 “Member(s)” shall mean the owner of lots which are the subject of the Declaration

3.10 “Owner” shall mean and refer to the record owner, whether one (1) or more persons or entities, of the fee simple title to any “Lot,” as defined in the Declaration, which is part of the Development.

3.11 “Plat” shall mean and refer to the plat described in the Declaration.

Unless otherwise indicated, all capitalized forms herein shall have the meanings set forth in the Declaration.

#### **ARTICLE IV**

##### **RESIDENT AGENT**

Michael Good whose address is 1590 Bobby Lee Point, Sanford, FL 32771 is hereby appointed the initial Resident Agent of this Association.

#### **ARTICLE V**

##### **PURPOSE AND POWERS OF THE ASSOCIATION**

5.1 This Association does not contemplate pecuniary gain or profit to the members thereof, and the specific purposes of which it is formed are to provide for maintenance, and preservation of the areas described in the Declaration within that certain tract of property described in the Declaration and for this purpose to:

- (a) exercise all of the powers and privileges and to perform all of the duties and obligations of the Association as set forth in that certain Declaration, applicable to the property and recorded or to be recorded in the Public Records of Seminole County, Florida.

and as the same may be amended from time to time as therein provided, said Declaration being incorporated herein as if set forth at length;

(b) fix, levy, collect and enforce payment by any lawful means, all charges or assessments pursuant to the terms of the Declaration; to pay all expenses in connection therewith and all office and other expenses incident to the conduct of the business of the Association, including all licenses, taxes or governmental charges levied or imposed against the property of the Association;

(c) acquire (by gift, purchase or otherwise), own, hold, improve, build upon, operate, maintain, convey, sell, lease, transfer, dedicate for public use or otherwise dispose of real or personal property in connection with the affairs of the Association;

(d) borrow money, and with the assent each member mortgage, pledge, deed in trust, or hypothecate any or all of its real or personal property as security for money borrowed or debts incurred;

(e) dedicate, sell or transfer all or any part of Tract R-1 or Tract C-1 as shown on the Plat to any public agency, authority, or unity for such purposes and subject to such conditions as may be agreed to by the members. No such dedication or transfer shall be effective unless an instrument has been signed by each Member, agreeing to such dedication, sale or transfer;

5.2 All assessments shall be used for those purposes permitted by the Declaration, and for the maintenance and repair of the surface water or stormwater management systems including, but not limited to, work within retention areas, drainage structures and drainage easements.

## **ARTICLE VI**

### **MEMBERSHIP**

Every person or entity who is a record owner of a fee or undivided fee interest in any Lot which is subject by covenants of record to assessment by the Association, including contract

sellers, shall be a Member of the Association. The foregoing is not intended to include persons or entities who hold an interest merely as security for the performance of an obligation. Membership shall be appurtenant to and may not be separated from ownership of any Lot which is subject to assessment by the Association.

## **ARTICLE VII**

### **VOTING RIGHTS**

The Association shall have one (1) class of voting membership. Members shall be all Owners of Lots and shall be entitled to one vote for each Lot. When more than one person holds an interest in any Lot, all such persons shall be Members. The vote for such Lot shall be exercised as they determine, but in no event shall more than one (1) vote be cast with respect to any Lot.

## **ARTICLE VIII**

### **BOARD OF DIRECTOR**

The affairs of this Association shall be managed by a Board of not less than one (1) and not more than three (3) Directors, who need not be members of the Association, and the number of directors may be changed by amendment of the Members of the Association. The names and addresses of the persons who are to act in the capacity of directors until the selection of their successors are: Michael Good.

At the first annual meeting after Levi Dog, LLC no longer owns all of the Lots, the Members shall elect three (3) directors for a term of two (2) years or until their successors are elected.

At each annual meeting thereafter, the members shall elect directors for a term of two (2) years each or until their successors are elected.

## **ARTICLE IX**

### **OFFICERS**

The affairs of the Association shall be administered by the officers designated in the Bylaws. The officers shall be elected by the Board of Directors at its first meeting following the

annual meeting of the members of the Association, and they shall serve at the pleasure of the Board of Directors. The names and addresses of the officers who shall serve until their successors are designed by the Board of Directors are as follows:

Name and Office

Michael Good            President

Patti Sholar            Secretary/Treasurer

**ARTICLE X**

INDEMNIFICATION

10.1 Indemnification. Every director and every officer of the Association shall be indemnified by the Association against all expenses and liabilities, including counsel fees, reasonably incurred by or imposed upon him 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 may be a party or in which he may become involved by reason of his being or having been a director or officer of any other corporation, or having served at the Association's request as a director or officer of any other corporation, whether or not he 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 Association approves such settlement and reimbursement as being for the best interest of the 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.

10.2 Expenses of Lawsuits. Expenses incurred in defending a suit or proceeding whether civil, criminal, administrative or investigative may be paid by the Association in advance of the final disposition of such action, suit or proceeding if authorized by all of the noninterested 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 Association as authorized by these Articles of Incorporation.

10.3 Insurance. The Association shall have the power to purchase at its expense and

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maintain insurance on behalf of any person who is or was a director or officer of the Association, against any liability asserted against him and incurred by him in any such capacity, or arising out of his status as such, whether or not the Association would have the power to indemnify him against such liability under the provisions of these Articles.

## **ARTICLE XI**

### **AMENDMENTS**

Amendments to these Articles of Incorporation shall be made in the following manner:

11.1 Resolution. The Board of Directors shall adopt a resolution setting forth the proposed amendment and directing that it be submitted to a vote at a meeting of members which may be either the annual or a special meeting.

11.2 Notice. Within the time and in the manner provided in the Bylaws for the giving of notice of meetings of members, written notice setting forth the proposed amendment or a summary of the changes to be effected thereby shall be given to each Member of record entitled to vote thereon. If the meeting is an annual meeting, the proposed amendment or such summary may be included in the notice of such annual meeting.

11.3 Vote. At such meeting, a vote of the Members entitled to vote thereon shall be taken on the proposed amendment. The proposed amendment shall be adopted upon receiving the affirmative vote each Member entitled to vote thereon.

11.4 Action Without Directors. The Members may amend these Articles without an act of the directors at a meeting for which notice of the changes to be made are given.

11.5 Limitations. No amendment shall make any changes in the qualifications for members nor the voting rights of Members without the unanimous approval in writing by all Members. No amendment shall be made that is in conflict with the Declaration.

11.6 Filing. A copy of each amendment shall be certified by the Secretary of State, State of Florida, and be recorded in the Public Records of Seminole County, Florida.

11.7 Dissolution. In the event the Association is dissolved, the assets of the Association shall be dedicated to a public body or conveyed to a non-profit organization with a purpose similar to the Association.



**ARTICLE XII**  
**EXISTENCE DURATION**

The corporation shall commence upon filing these Articles of Incorporation with the Florida Secretary of State, Division of Corporations, and shall exist in perpetuity.

**ARTICLE XIII**  
**BYLAWS**

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

**ARTICLE XIV**  
**DISSOLUTION**

14.1 The Association may be dissolved with the assent given in writing and signed by each Member. Upon dissolution of the Association, other than incident to a merger or consolidation, the assets of the Association may be dedicated to an appropriate public agency to be used for purposes similar to those for which this Association was created. In the event that such dedication is refused acceptance, such assets shall be granted, conveyed and assigned to any nonprofit corporation, association, trust, or other organization to be devoted to such similar purposes.

14.2 In the event of termination, dissolution or final liquidation of the Association, the responsibility for the operation and maintenance of the surface water or stormwater 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 by the St. Johns River Water Management District prior to such termination, dissolution or liquidation.

**ARTICLE XVI**  
**INCORPORATOR**

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

| <u>Name</u>       | <u>Address</u>                      |
|-------------------|-------------------------------------|
| Stephen H. Coover | 230 N. Park Ave., Sanford, FL 32771 |

**ARTICLE XVII**  
**NON-STOCK CORPORATION**

The Association is organized on a non-stock basis and shall not issue shares of stock evidencing membership in the Association.

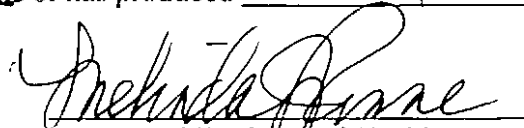
IN WITNESS WHEREOF, the undersigned Incorporator has caused these presents to be executed as of the 16 day of February, 2021.

  
\_\_\_\_\_  
Stephen H. Coover

STATE OF FLORIDA  
COUNTY OF SEMINOLE

The foregoing instrument was acknowledged before me, an officer duly authorized in the State and County aforesaid, to take acknowledgments, this 16<sup>th</sup> day of February, 2021 by Stephen H. Coover, who is personally known to me or has produced \_\_\_\_\_ as identification.

(SEAL)

  
\_\_\_\_\_  
Notary Public, State of Florida



CERTIFICATE DESIGNATING REGISTERED  
AGENT FOR SERVICE OF PROCESS

Pursuant to Chapters 48 and 617, *Florida Statutes*, the following is submitted in compliance with said Acts.

KBC Industrial Park Owner's Association, Inc., desiring to organize as a corporation under the laws of the State of Florida, with its registered office at 1590 Bobby Lee Point, Sanford, FL 32771 located at the above registered office, Michael Good, as its Registered Agent to accept service of process within this State.

ACKNOWLEDGMENT:

Having been named to accept service of process for the above-stated corporation at the place designated in this Certificate, I hereby accept to act in this capacity and agree to comply with the provisions of said Acts relative to keeping open said office.

  
\_\_\_\_\_  
Michael Good, Registered Agent

Dated: 2/16/21

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