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FLORIDA PROFIT/NON PROFIT CORPORATION  
TRI COUNTY COMMERCE CENTER PROPERTY OWNERS  
ASSOCIATI

Certificate of Status	0
Certified Copy	1
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**ARTICLES OF INCORPORATION  
OF  
TRI COUNTY COMMERCE CENTER PROPERTY OWNERS ASSOCIATION, INC.,  
A FLORIDA NOT FOR PROFIT CORPORATION**

**NAME**

The name of this corporation shall be TRI COUNTY COMMERCE CENTER PROPERTY OWNERS ASSOCIATION, INC. For convenience, the corporation shall be referred to in these Articles of Incorporation as the "Association."

**ARTICLE I  
DURATION**

Existence of the Association shall commence with the filing of these Articles of Incorporation ("Articles") with the Florida Department of State Division of Corporation. The Association shall have perpetual existence.

**ARTICLE II  
PURPOSE AND POWERS OF THE ASSOCIATION**

The Association is organized for the purpose of enforcing, and fulfilling the objectives and purposes stated in, that certain Declaration of Covenants, Conditions, Easements and Restrictions for the Tri County Commerce Center (the "Declaration"), to be recorded in the Public Records of Lee County, Florida. Capitalized terms used above or herein without definition shall have the same meanings given or ascribed to such terms in the Governing Documents. The Association shall have all the powers of a not for profit corporation organized under Chapter 617 of the Florida Statutes, subject, however, only to such limitations upon the exercise of such powers as are expressly set forth in the Governing Documents. The Association shall have the power to do any and all lawful things which may be authorized, assigned, required, or permitted to be done by the Governing Documents, including, but not limited to: (i) the ownership and maintenance of all Common Area, including the Surface Water Management System and any Conservation Areas; (ii) the levy and collection of Assessments against Members of the Association, (iii) the assumption and performance of all duties, obligations and liabilities of the Association for the Property subjected to the Declaration, all as set forth in, and required by, the Declaration, and (iv) to do and perform any and all acts which may be necessary or proper for, or incidental to, the exercise of any of the duties or powers of the Association as specified in the Governing Documents. Unless otherwise specifically prohibited, any and all functions, duties and powers of the Association shall be fully transferable in whole or in part. Any instrument affecting such a transfer shall specify the duration thereof and the means of revocation, if any. The Association is not formed for pecuniary profit and the Association shall not pay dividends, and no part of any income or assets of the Association shall be distributed to its Members, Directors or Officers (as that term is defined in the Bylaws of the Association).

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**ARTICLE III**  
**PRINCIPAL OFFICE**

The initial principal place of business and mailing address of the Association is located at c/o Lockett Industrial, LLC, Oak Lawn Hall at Old Parkland, 3879 Maple Avenue, Ste. 300, Dallas, Texas 75219.

**ARTICLE IV**  
**REGISTERED OFFICE AND AGENT**

Sean Ells, whose address is 283 Cranes Roost Blvd, Ste. 111, Altamonte Springs, FL 32701, and is hereby appointed the initial registered agent of the Association and the registered office shall be at said address.

**ARTICLE V**  
**MEMBERSHIP**

Every person or entity which qualifies as a Member of the Association in accordance with the Declaration shall be a Member of the Association, and such membership shall carry all rights, restrictions, benefits, interests and limitations granted pursuant to the Declaration, these Articles of Incorporation, the Bylaws of the Association, any Rules and Regulations promulgated by the Association and the Florida Not For Profit Corporation Act.

**ARTICLE VI**  
**DISSOLUTION OF THE ASSOCIATION**

Upon dissolution of the Association, all of its assets remaining after provision for creditors and payment of all costs and expenses of such dissolution shall be distributed in the following manner and order

- 6.1 As required by Florida law.
- 6.2 As set forth in the Declaration.
- 6.3 Any portion of the Property then owned by Declarant and that has not been not theretofore conveyed or dedicated to the Association shall be automatically deemed withdrawn by Declarant, with Declarant thereafter authorized to further evidence the withdraw of said Property by execution of a Supplemental Declaration describing the real property withdrawn, which Declarant may then record in the Public Records.

Except as otherwise set forth in the Declaration, conveyance to a not for profit corporation property owners' association similar to the Association or conveyance or dedication to any applicable Governmental Authority determined by the Board to be appropriate for such conveyance or dedication, which Governmental Authority is willing to accept such conveyance or dedication, of any property, duties, and responsibilities of the Association, which association or Governmental Authority shall then be responsible for the operation and maintenance thereof. With respect to the Association's responsibility for the operation and maintenance of the Stormwater Management System and Conservation Areas, such obligation must be transferred to and be accepted by an entity which satisfies the requirements of applicable provisions of the Florida Administrative Code and related regulations applicable to the operation and maintenance of Stormwater Management Systems and Conservation Areas, and be approved by the District prior to such dissolution. If no other association or Governmental Authority will accept such property, duties, and responsibilities, then it will be conveyed to a trustee appointed by the Circuit Court of Lee County, Florida, which trustee shall sell such property free and clear of the limitations imposed by the Governing Documents upon terms established by the Circuit Court of Lee County, Florida. That portion of the Property consisting of the Surface Water Management System and Conservation Areas cannot be altered, changed, or sold separate from the lands associated therewith. The proceeds of such a sale shall first be used for the payment of any debts or obligations constituting a lien on such property, then for the payment of any obligations incurred by the trustee in the operation, maintenance, repair, and upkeep of such property. The excess proceeds, if any, from the property shall be distributed among Members in a proportion that is equal to the proportionate share of such Members in the common expenses of the Association.

#### ARTICLE VII VOTING RIGHTS

7.1 A Member's right to vote in Association matters shall vest as set forth in the Declaration. All voting rights of a Member shall be exercised in accordance with and subject to the terms, conditions, restrictions, and limitations provided in the Governing Documents.

7.2 Unless elsewhere specifically provided to the contrary in the Declaration, these Articles, or the Bylaws, any provision of the Governing Documents which requires the vote or approval of a majority or other specified fraction or percentage of the total voting interests of, as applicable per the Declaration, the Members or the Association, shall be deemed satisfied by either of the following:

A. The vote in person or by proxy of the majority or other specified fraction or percentage of said total voting interests of the Association at a meeting duly called and noticed pursuant to the provisions of the Bylaws dealing with annual or special meetings of the Members of the Association.

B. Written consents signed by the majority or other specified fraction or percentage of the said total voting interests of the Association.

7.3 Except as provided otherwise in the Declaration, these Articles, or the Bylaws, a quorum at meetings shall consist of thirty percent (30%) of, as applicable per the Declaration, the Members or the total voting interests in the Association, whether represented in person or by

proxy. Subject to any contrary provision or requirement contained in the Declaration or the Bylaws, if a quorum is present, the affirmative vote of a majority of said voting interests represented at a meeting and entitled to vote on the subject matter shall constitute the acts of the applicable Members, except when approval by a greater vote is required by the Governing Documents or by Florida law. When a specified item of business is required to be voted upon by a particular class of the applicable Members, only a majority of the voting interests of such class of applicable Members shall constitute a quorum for the transaction of such item of business by that class, unless provided to the contrary in the Governing Documents or otherwise required by Florida law. After a quorum has been established at a meeting, the subsequent withdrawal of any Member so as to reduce the number of votes at the meeting below the number required for a quorum shall not affect the validity of any action taken at the meeting or any adjournment thereof.

**ARTICLE VIII**  
**BOARD OF DIRECTORS**

The affairs of the Association shall be managed by the Board, who shall be appointed or elected pursuant to the provisions of the Declaration and the Bylaws. The number of Directors constituting the initial Board shall be three (3). There shall never be less than three (3) Directors of the Association, and the number of Directors shall automatically increase or decrease, as the case may be, with the addition of new Members or the reduction of Members, respectively. The names and addresses of the persons who are to act in the capacity of initial Directors until the election and qualification of their successors are:

<u>Name</u>	<u>Address</u>
Mickey Stefan	55 East Monroe, Ste. 3950 Chicago, IL 60603
Michael R. Wolf	283 Cranes Roost Blvd., Ste. 111 Altamonte Springs, FL 32701
Sean Ells	283 Cranes Roost Blvd., Ste. 111 Altamonte Springs, FL 32701

**ARTICLE IX**  
**OFFICERS**

The affairs of the Association shall be administered by the Officers designated in the Declaration and the Bylaws. Until Turnover, the Officers shall be appointed by the Declarant and shall serve at the pleasure of the Declarant; provided, however, that if at any time Declarant is not permitted under Florida law to appoint such Officers, then Declarant shall have the right to elect all such Officers. Commencing with the Turnover meeting, the Officers shall be appointed by the Board, and they shall serve at the pleasure of the Board. The names and addresses of the persons who are to act in the capacity of Officers until the appointment/election and qualification of their successors are:

Address

Michael R. Wolf / President

283 Cranes Roost Blvd, Ste. 111  
Altamonte Springs, FL 32701

Mickey Stefan / Vice President

55 East Monroe, Ste. 3950  
Chicago, IL 60603

Sean Ells / Secretary & Treasurer

283 Cranes Roost Blvd., Ste. 111  
Altamonte Springs, FL 32701

**ARTICLE X**  
**AMENDMENT**

These Articles of Incorporation may be changed, amended or modified at any time and from time to time, by the Members as and to the extent provided in, and pursuant to the procedures as set forth in, the Declaration.

**ARTICLE XI**  
**INDEMNIFICATION**

11.1 Every Director and every Officer shall be indemnified by the Association against all expenses and liabilities, including attorneys' and other professionals' 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, or having served at the Association's request as a director or officer of any other corporation, whether or not he so serves the Association at the time such expenses are incurred, regardless of by whom the proceeding is 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 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.

11.2 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 a majority of the 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 the Governing Documents.

11.3 The 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, or is or was serving at the request of the Association as a director or officer of another corporation, against any liability asserted against him or her and incurred by him or her in any such capacity, or arising out of

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11.3 The 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, or is or was serving at the request of the Association as a director or officer of another corporation, against any liability asserted against him or her and incurred by him or her in any such capacity, or arising out of their status as such, whether or not the Association would have the power to indemnify them against such liability under the provisions of the Governing Documents.

**ARTICLE XII**  
**BYLAWS**

The initial Bylaws shall be adopted by the Board and may be amended, supplemented, and modified at any time and from time to time in the same manner that the Declaration may be amended, supplemented, and modified.

**ARTICLE XIII**  
**NON-STOCK CORPORATION**

The Association is organized on a non-stock basis and shall not issue shares of stock evidencing membership in the Association; provided, however, that membership in the Association may be evidenced by a certificate of membership which shall contain a statement that the Association is a corporation not for profit.

**ARTICLE XIV**  
**INCORPORATOR**

The name and address of the Incorporator of this corporation is as follows:

<u>Name</u>	<u>Address</u>
Christopher W. Hayes, Esq.	420 South Orange Avenue, Ste. 1200 Orlando, Florida 32801

IN WITNESS WHEREOF, the undersigned has signed these Articles this 13<sup>th</sup> day of October, 2021.

CW Hayes  
Christopher W. Hayes, Esq.

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**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.

The TRI COUNTY COMMERCE CENTER 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 c/o Lockett Industrial, LLC, Oak Lawn Hall at Old Parkland, 3879 Maple Avenue, Ste. 300, Dallas, Texas 75219, has named Sean Ells, located at 283 Cranes Roost Blvd., Ste. 111, Altamonte Springs, FL 32701, 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.

By:



Sean Ells

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