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OPERATIONS

**FLORIDA PROFIT/NON PROFIT CORPORATION**  
**Spartina Office Building Condominium Association, Inc.**

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**ARTICLES OF INCORPORATION  
OF  
SPARTINA OFFICE BUILDING CONDOMINIUM ASSOCIATION, INC.,  
A CORPORATION NOT-FOR-PROFIT**

I, the undersigned, being desirous of forming a corporation not for profit, do hereby associate myself into a corporation for the purposes and with the powers herein specified and do hereby agree to the following Articles of Incorporation.

**ARTICLE I.  
NAME**

The name of this corporation shall be SPARTINA OFFICE BUILDING CONDOMINIUM ASSOCIATION, INC. (hereinafter referred to as the "Association").

**ARTICLE II.  
PURPOSE**

The purposes and object of the Association shall be to administer the operation and management of Spartina Office Building Condominium, a Condominium (hereinafter "the Condominium") to be established by Fit Medical Group One, LLC, a Florida limited liability company (the "Developer") in accordance with the Florida Condominium Act, Chapter 718, Florida Statutes ("Condominium Act"), upon that certain real property in Duval County, Florida, as described on Exhibit "A" attached to the Declaration of Condominium for Spartina Office Building Condominium and incorporated herein by reference (the "Declaration").

The Association shall undertake and perform all acts and duties incident to the operation and management of the Condominium in accordance with the terms, provisions, and conditions of these Articles of Incorporation, the Bylaws of the Association, the Declaration (which will be recorded in the public records of Duval County, Florida), and the Condominium Act.

**ARTICLE III.  
POWERS**

The Association shall have the following powers:

A. All of the powers and privileges granted to corporations not for profit under the laws of the State of Florida and under the Condominium Act and the Declaration.

B. All of the powers reasonably necessary to implement and effectuate the purposes of the Association, including, without limitation, the power, authority and right to:

1. Make and establish reasonable rules and regulations governing the use of the Units, Common Elements, and Limited Common Elements of the Condominium, as such terms will be defined in the Declaration.

Jason M. Trager, Esq.  
Fl. Bar No. 786071  
Ansbacher & Schneider, P.A.  
5150 Belfort Road, Building 100  
Jacksonville, FL 32256  
(904) 296-0100  
210323.02 Articles of Incorporation

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2. Own, operate, lease, sell, manage, and otherwise deal with such real and personal property as may be necessary or convenient for the administration of the Condominium.
3. To own, manage, administer, and operate such property as may be conveyed to it by the Developer, its successors or assigns for the mutual benefit and use of all members.
4. Levy and collect assessments against members of the Association to defray the Common Expenses of the Condominium, as will be provided in the Declaration and the Bylaws, including the right to levy and collect assessments for the purpose of acquiring, owning, holding, operating, leasing, insuring, encumbering, selling, conveying, exchanging, managing and otherwise dealing with the Condominium Property (as such term is defined in the Declaration), including Units, which may be necessary or convenient in the operation and management of the Condominium and in accomplishing the purposes set forth in the Declaration.
5. Maintain, repair, replace, operate, and manage the Condominium Property and any property owned by the Association, including the right to reconstruct improvements after casualty and to further improve and add to the Condominium Property and other property owned by the Association.
6. Contract for the management of the Condominium and, in connection therewith, to delegate any and/or all of the powers and duties of the Association to the extent and in the manner permitted by the Declaration, the Bylaws, and the Condominium Act.
7. Enforce the provisions of these Articles of Incorporation, the Declaration, the Bylaws, and all Rules and Regulations and Covenants and Restrictions governing use of the Condominium which may hereafter be established

#### **ARTICLE IV. QUALIFICATION OF MEMBERS**

The qualifications of members, manner of their admission to and termination of membership and voting by members shall be as follows:

A. The owners of all Units in the Condominium shall be members of the Association, and no other persons or entities shall be entitled to membership, except the subscribers hereof.

B. A person or entity shall become a Member by the acquisition of a vested present interest in the fee title to a Unit in the Condominium. The membership of any person or entity shall be automatically terminated upon such person or entity being divested of its title or interest in such Unit.

C. Transfer of membership shall be recognized by the Association upon its being provided with a copy of the recorded deed for the Unit.

D. If a corporation, partnership, joint venture, or other entity is the fee simple title holder to a Unit, or the Unit is owned by more than one person, the Unit owner shall designate one person as the Member entitled to cast votes and/or to approve or disapprove matters as may be required or provided for in these Articles, the Bylaws, or the Declaration.

E. Except as an appurtenance to its Unit, no Member can assign, hypothecate, or transfer in any manner, its membership in the Association or its interest in the funds and assets of the Association. The funds and assets of the Association shall belong solely to the Association subject to the limitation that the same be expended, held, or used for the benefit of the membership and for the purposes authorized

herein, in the Declaration, the Condominium Act and the Bylaws hereof. The term "its" as used in these Articles shall be non-gender specific, singular or plural, as the context permits or requires.

**ARTICLE V.  
VOTING**

A. There shall be appurtenant and pass with title to each Unit the number of votes, which votes may be exercised by the Unit Owners, or the duly constituted proxy of the Unit Owners at all meetings of members and in connection with all matters upon which all members of the Association are entitled to vote. Such votes may be exercised or cast by the owner or owners of each Unit in such manner as may be provided in the Declaration and Bylaws of this Association. Should any Member own more than one Unit, such Member shall be entitled to exercise or cast that number of votes appurtenant to each of such Member's Units.

B. Until such time as the first property is submitted to the Condominium form of ownership by recordation of Declaration therefor in the public records of Duval County, Florida, the membership of the Association shall be comprised of the subscribers to these Articles, each of whom shall be entitled to cast votes on all matters upon which the membership would be entitled to vote.

**ARTICLE VI.  
TERM OF EXISTENCE**

The Association shall have perpetual existence.

**ARTICLE VII.  
OFFICE**

The principal office of the Association shall be 11501 Columbia Park Drive West, Suite 204, Jacksonville, FL 32258, in Duval County, Florida, or such other place as the Board of Directors may designate.

**ARTICLE VIII.  
BOARD OF DIRECTORS**

A. The business affairs of this Association shall be managed by the Board of Directors. The number of members of the first Board of Directors shall be three (3).

B. Subject to the Declaration, the Board of Directors shall be elected by the members of the Association from among the membership at the annual membership meeting as provided in the Bylaws; provided, however, that the Developer shall have the right to elect all of the Directors on the Board subject to the following:

1. When Unit owners other than the Developer own fifteen percent (15%) or more of the Units in the Condominium that will be operated ultimately by the Association, the Unit owners other than the Developer shall be entitled to elect one-third (1/3) of the members of the Board of Directors.
2. Unit owners other than the Developer shall be entitled to elect a majority of the members of the Board of Directors upon the first to occur of the following:
  - (a) Three years after fifty percent of all of the Units in the Condominium have been conveyed to purchasers;
  - (b) Three (3) months after ninety percent (90%) of all of the Units in the Condominium have been conveyed to purchasers;

- (c) When all the Units in the Condominium that will be operated ultimately by the Association have been completed, some of them have been conveyed to purchasers, and none of the others are being offered for sale by the Developer in the ordinary course of business; or
  - (d) When some of the Units have been conveyed to purchasers and none of the others are being constructed or offered for sale by the Developer in the ordinary course of business, or
  - (e) Seven (7) years after recordation of the Declaration.
3. The Developer is entitled to elect at least one member of the Board of Directors as long as the Developer holds for sale in the ordinary course of business at least five (5%) percent of all of the Units in the Condominium.
4. The names and addresses of the persons who are to serve as the initial Board of Directors until their successors are chosen, are as follows:

Richard J. Gorham  
11501 Columbia Park Drive West, Suite 208  
Jacksonville, FL 32258

Guy Patterson  
11512 Lake Mead Avenue, #102  
Jacksonville, FL 32256

Samar Garas  
11501 Columbia Park Drive West, Suite 208  
Jacksonville, FL 32258

#### **ARTICLE IX. OFFICERS**

A. The officers of the Association shall be a President, one or more Vice Presidents, Secretary, and Treasurer and, if any, the Assistant Secretaries and Assistant Treasurers, who shall perform the duties of such offices customarily performed by like officers of corporations in the State of Florida subject to the directions of the Board of Directors.

B. Officers of the Association may be compensated in the manner to be provided in the Bylaws. The Board of Directors, or the President with the approval of the Board of Directors, may employ a managing agent, agency, and/or other managerial and supervisory personnel or entity to administer or assist in the administration of the operation and management of the Condominium and the affairs of the Association, and any and all such persons and/or entity or entities may be so employed without regard to whether any such person or entity is a Member, Director or officer of the Association.

C. The persons who are to serve as officers of the Association until their successors are chosen are:

<u>Officer</u>	<u>Name</u>
President	Richard J. Gorham
Secretary	Guy Patterson
Treasurer	Samar Garas

D. The officers shall be elected by the Board of Directors at their annual meeting as provided in the Bylaws. Any vacancies in any office shall be filled by the Board of Directors at any meeting duly held.

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E. The President shall be elected from the membership of the Board of Directors, but no other officer need be a Director. The same person may hold one or more offices. Officers shall be elected annually.

**ARTICLE X.  
AMENDMENT TO ARTICLES**

A. For so long as the Developer is entitled to elect a majority of the members of the Board of Directors, the Articles can be amended upon adoption of a resolution by a majority of the members of the Board of Directors at a meeting of the Board of Directors.

B. After the Unit owners are entitled to elect a majority of the members of the Board of Directors, an amendment to the Articles shall be proposed by the Board of Directors after adopting a resolution setting forth the proposed amendment and directing that it be submitted to a vote at a meeting of members entitled to vote on the proposed amendment, which may be either an annual or a special meeting. Written notice setting forth the proposed amendment or a summary of the changes to be effected by the amendment shall be given to each member entitled to vote at such meeting in accordance with the Bylaws. The proposed amendment shall be adopted upon receiving at least sixty percent (60%) of the votes of the members either present at such meeting or represented by proxy; or

If there are no members or if members are not entitled to vote on proposed amendments to the articles of incorporation, an amendment may be adopted at a meeting of the Board of Directors by a majority vote of the directors then in office.

C. Any number of amendments may be submitted and voted upon at any one meeting.

**ARTICLE XI.  
BYLAWS**

The Board of Directors shall adopt by a majority vote the original Bylaws of the Association which shall be subject to amendment in accordance with the procedures set forth in the Bylaws.

**ARTICLE XII.  
INCORPORATOR**

The name and address of the subscribing incorporator of this corporation is Jason M. Trager, 5150 Belfort Road, Building 100, Jacksonville, FL 32256.

**ARTICLE XIII.  
EFFECTIVE DATE**

The effective date of the Articles of Incorporation of Spartina Office Building Condominium Association, Inc. is October 22, 2021.

IN WITNESS WHEREOF, I, the undersigned subscribing incorporator, have hereunto set my hand and seal this 22<sup>nd</sup> day of October, 2021, for the purpose of forming this corporation not for profit under the laws of the State of Florida.

  
Jason M. Trager, Incorporator

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**CERTIFICATE NAMING AGENT  
UPON WHOM PROCESS MAY BE SERVED**

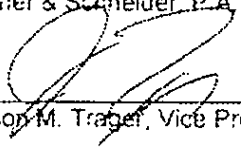
Pursuant to the provisions of Section 617.0501, Florida Statutes, the following is submitted:

That SPARTINA OFFICE BUILDING CONDOMINIUM ASSOCIATION, INC., a corporation duly organized and existing under the laws of the State of Florida, with its principal office, as indicated in the Articles of Incorporation at Jacksonville, State of Florida, has named Ansbacher & Schneider, P.A., whose address is 5150 Belfort Road, Building 100, Jacksonville, Florida 32256, County of Duval, State of Florida, as its agent to accept service of process within this state.

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 Florida Statute relative to keeping open said office.

Registered Agent:

Ansbacher & Schneider, P.A.

By:   
Jason M. Trager, Vice President

Date: October 22, 2021

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