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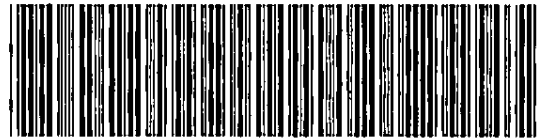
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JANUARY 1, 2022

✓

COVER LETTER

Department of State
Division of Corporations
P. O. Box 6327
Tallahassee, FL 32314

SUBJECT: Central Commerce Park Association, Inc.

(PROPOSED CORPORATE NAME - MUST INCLUDE SUFFIX)

Enclosed is an original and one (1) copy of the Articles of Incorporation and a check for :

☒ \$70.00
Filing Fee

☐ \$78.75
Filing Fee &
Certificate of
Status

☐ \$78.75
Filing Fee
& Certified Copy

☐ \$87.50
Filing Fee,
Certified Copy
& Certificate

ADDITIONAL COPY REQUIRED

FROM: William A. Bond

Name (Printed or typed)

719 South Palafox Street

Address

Pensacola, FL 32502

City, State & Zip

(850) 202-8533

Daytime Telephone number

wabond@pensacolalaw.com

E-mail address: (to be used for future annual report notification)

2022 FEB 18 AM 4:42
SECRETARY OF STATE
TALLAHASSEE, FL

NOTE: Please provide the original and one copy of the articles.

Articles of Incorporation
of
Central Commerce Park Association, Inc.
(A Not For Profit Corporation under Chapter 617, Florida Statutes)

The undersigned acting as incorporator of a not for profit corporation under the Florida Not for Profit Corporation Act, adopts the following articles of incorporation for the corporation.

Article I - Name

The name of the corporation shall be Central Commerce Park Association, Inc.

Article II – Principal Office

The principal street address is for the corporation is 1681 Success Drive, Cantonment, Florida 32533.

Article III - Purpose

The corporation is organized exclusively: to enforce the Declaration of Covenants, Conditions and Restriction of Central Commerce Park ("Declaration", which Declaration is recorded in Book 5517, Page 1390 of the Official Records of Escambia County, Florida); to exercise the powers recited in the Declaration; and to provide administration, maintenance, and architectural control over the real property that is described in the Declaration ("Subdivision") and is further described as:

Central Commerce Park, Phase 1, as recorded in Plat Book 17, Pages 100, 100A, and 100B of the public records of Escambia County, Florida.

The corporation may exercise any powers enumerated in the Declaration, the corporation's bylaws, and those bestowed by applicable law.

Article IV – Manner of Election

The manner in which the directors and officers are elected or appointed shall be as stated in the corporation's bylaws.

Article V – Membership and Voting

Every person or entity that is a record owner of a lot in the Subdivision, whether individually or together with others, shall be a member of the corporation. The manner in which members vote shall be as stated in the corporation's bylaws.

Article VI – Initial Directors

The following persons shall be the initial directors of the corporation:

Malcolm Gibson
1681 Success Drive
Cantonment, FL 32533

Sean P. Harmon
1681 Success Drive
Cantonment, FL 32533

Daniel A. Webb
P.O. Box 865
Cantonment, FL 32533

Article VII - Initial Registered Agent and Street Address

The street address of the corporation's initial registered office is 719 South Palafox Street, Pensacola, Florida 32502 and the name of the corporation's initial registered agent is McDonald Fleming, LLP, a Florida limited liability partnership.

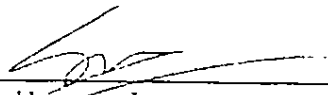
Article VIII - Incorporator

The name and address of the Incorporator is: Sean P. Harmon, 1681 Success Drive, Cantonment, Florida 32533.

Article IX - Dissolution

Upon dissolution of the corporation, its assets shall be distributed for one or more exempt purposes within the meaning of Section 501(c)(3) of the Internal Revenue Code of 1986, as amended, or shall be distributed to the federal government, or to a state or local government, for a public purpose.

In witness whereof, the undersigned incorporator has executed these Articles of Incorporation on February 14, 2022.


Sean P. Harmon, Incorporator

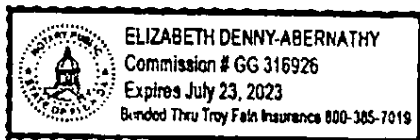
State of Florida

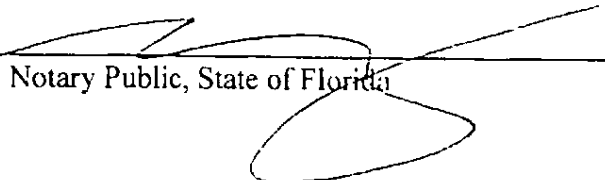
County of Escambia

Acknowledged and subscribed before me by means of ☐ physical presence or ☐ online notarization by Sean P. Harmon who is ☒ personally known to me or ☐ produced _____ as identification.

Given under my hand and seal of office on February 17, 2022.

[SEAL]




Notary Public, State of Florida

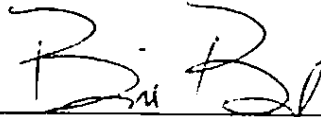
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NOTARY PUBLIC
STATE OF FLORIDA

Acceptance of Appointment as Registered Agent

Having been named to serve as registered agent and to accept service of process for Central Commerce Park Association, Inc. at the place designated in its Articles of Incorporation, McDonald Fleming, LLP, a Florida limited liability partnership, hereby accepts such appointment and agrees to act in that capacity. McDonald Fleming, LLP is familiar with and agrees to comply with the obligations of its position as registered agent as provided by applicable law.

Dated: FEBRUARY 14, 2022.

McDonald Fleming, LLP

A handwritten signature in black ink, appearing to read 'William A. Bond', written over a horizontal line.

William A. Bond, Partner

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STON
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