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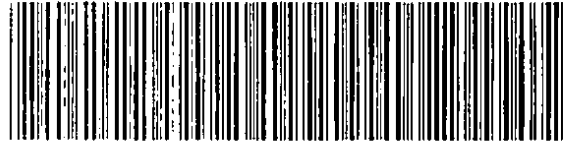
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FLORIDA DEPARTMENT OF STATE
Division of Corporations

July 6, 2022

CORPORATE ACCESS, INC.

SUBJECT: EUREKA INDUSTRIAL PARK PROPERTY OWNERS'
ASSOCIATION, INC.
Ref. Number: W22000088995

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INC

1. **EUREKA INDUSTRIAL PARK PROPERTY OWNERS' ASSOCIATION, INC.**

(CORPORATE NAME AND DOCUMENT #)

2. _____
(CORPORATE NAME AND DOCUMENT #)

3. _____
(CORPORATE NAME AND DOCUMENT #)

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(CORPORATE NAME AND DOCUMENT #)

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6. _____
(CORPORATE NAME AND DOCUMENT #)

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**SPECIAL
INSTRUCTIONS:**

KLEIN & KLEIN, LLC

HARVEY R. KLEIN (1922-2003)
H. RANDOLPH KLEIN
FRED N. ROBERTS, JR.
LAWRENCE C. CALLAWAY, III
AUSTIN T. DAILEY

Attorneys at Law
40 Southeast 11th Avenue
Ocala, Florida 34471

PHONE (352) 732-7750
FAX (352) 732-7754

July 5, 2022

**TO: Registration Section
Division of Corporation**

RE: EUREKA INDUSTRIAL PARK PROPERTY OWNERS' ASSOCIATION, INC.

The attached Articles of Incorporation and fees are submitted for filing.

The following is the email address for the Corporation:

kirk@ocaladevelopment.com

For further information concerning this matter, please call

Joyce Henry at (352) 732-7750

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ARTICLES OF INCORPORATION

OF

EUREKA INDUSTRIAL PARK PROPERTY OWNERS' ASSOCIATION, INC.

In compliance with the requirements of the laws of the State of Florida, the undersigned hereby associate themselves together for the purpose of forming a corporation not for profit under Chapter 617, Florida Statutes, as amended, and do hereby certify:

ARTICLE I

Name and Principal Address

The name of the Corporation is EUREKA INDUSTRIAL PARK PROPERTY OWNERS' ASSOCIATION, INC., hereinafter called the "Association". The physical and mailing address for the Association shall be 16 S.E. Broadway, Ocala, Florida 34471, unless and until changed by the Board of Directors of the Association.

ARTICLE II

Registered Agent

The name of the Registered Agent is Kirk Boone, and the Registered Office is 16 S.E. Broadway, Ocala, Florida 34471.

ARTICLE III

Declaration

All provisions in the Declaration of Covenants and Restrictions of EUREKA INDUSTRIAL PARK (the "Declaration") recorded in Official Records Book 5369, Page 1643, of the Public Records of Marion County, Florida, are incorporated herein by reference and made a part hereof.

ARTICLE IV

Purpose and Definitions

Section 1. Purpose. The primary purpose of this Association is to create an entity to provide a forum for discussion and communication among the Owners of property in EUREKA INDUSTRIAL PARK, and to facilitate and assure the maintenance and operation of the property as may be subjected to the terms of the Declaration pursuant to its terms. The Association shall operate, maintain and manage the surface water management system in a manner consistent with the St. Johns River Water Management District Permit No. 42-083-103368-1 requirements and applicable District rules, and shall assist in the enforcement of the Declaration of Covenants and Restrictions which relate to the surface water or storm water management system.

Section 2. Nonprofit Character of Association. The Association does not contemplate pecuniary gain or profit, direct or indirect, to its Members. The Association shall make no distributions of income to its Members, Directors or Officers.

Section 3. Definitions. "Developer" or "Declarant" shall mean WILLIAM ROBERT TOMS, as Trustee of the WILLIAM ROBERT TOMS REVOCABLE TRUST dated January 3, 2001, and its successors in interest or assigns of all or, at the election of the Developer, substantially all of its interest in the Subject Property.

ARTICLE V

Powers

The Association shall have all the powers and duties reasonably necessary to operate and maintain the Association, including the following:

(a) To exercise all the powers and privileges and to perform all of the duties and obligations of the Association as set forth in the Declaration as recorded in the Public Records of Marion 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) To promulgate or enforce rules, regulations, bylaws, covenants, restrictions, or agreements to effectuate all of the purposes for which the Association is organized.

(c) To have and to exercise any and all powers, rights and privileges which a non-profit corporation organized under the laws of the State of Florida may now or hereafter have or exercise.

(d) To establish, collect, and disburse assessments to be used for the maintenance and upkeep of the Common Areas, including storm water and surface water drainage facilities and retention areas located within EUREKA INDUSTRIAL PARK.

(e) To manage, operate, maintain, repair and improve the Common Areas and any storm water or surface water management facility areas located within EUREKA INDUSTRIAL PARK, or any property owned by another third party for which the Association by rule, regulation, Declaration or contract has a right or duty to provide such services.

(f) To enforce covenants, conditions or restrictions affecting the Property to the extent the Association may be authorized to do so under any Declaration or the Bylaws.

(g) To enter into, make, perform or enforce contracts of every kind and description; and to all other acts necessary, appropriate or advisable in carrying out any purpose of the Association with or in association with any corporation or other entity or agency, public or private.

(h) To operate, maintain, and manage the surface water or storm water management systems located in EUREKA INDUSTRIAL PARK in a manner consistent with the St. Johns River Water Management District Permit 42-083-103368-1 requirements and applicable District rules, and to assist in the enforcement of the restrictions and covenants contained therein.

(i) To levy and collect adequate assessments against Members of the Association for the cost of maintenance and operation of the surface water or storm water management systems located within EUREKA INDUSTRIAL PARK.

- (j) To own, convey or otherwise alienate real or personal property.
- (k) To sue and be sued.

ARTICLE VI Membership

The Developer and every Owner of a Unit as defined in the Declaration shall be a Member of the Association. Except for the Developer, membership shall be appurtenant to and may not be separated from ownership of any Unit. All Members agree to be bound by the terms and provisions of these Articles of Incorporation and such Bylaws and operating procedures as may be promulgated by the Association from time to time.

ARTICLE VII Voting Rights

The voting rights in the Association shall be as follows:

(a) The Developer, so long as the Developer owns any Units within the Subject Property, shall be entitled to three (3) votes for each Unit owned.

(b) Each Owner of a Unit shall be entitled to one (1) vote for each Unit owned. When one or more persons holds an interest in any Unit, all such persons shall be Members of the Association, but in no event shall more than one vote be cast with respect to any single Unit. In the event all of the Owners of a Unit cannot agree on any vote, no vote shall be cast for such Unit; provided, however, that the Association may conclusively rely on the vote cast by any of the Owners of a Unit as being authorized by all such Owners unless the Association has been notified in writing to the contrary by one or more such Owners.

ARTICLE VIII Board of Directors

The affairs of the Association shall be managed by a Board of Directors consisting of three (3) persons who need not be Members of the Association.

The first election of Directors shall be held in accordance with the Bylaws. At each annual meeting thereafter a number of Directors equal to that of those whose terms have expired shall be elected for the term of two (2) years. Any Director may serve consecutive terms. The Directors shall be elected by the vote of a majority of the Members entitled to vote thereon at a meeting at which a majority of the Members entitled to vote are present.

The Directors named in these Articles shall serve until the first election of Directors, and any vacancies in their number occurring before the first election shall be filled by the remaining Directors. The names and addresses of the members of the first Board of Directors who shall hold office until their successors are elected and have qualified, or until removed, are as follows:

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KIRK BOONE

16 SE Broadway, Ocala, Florida 34471

CLAY WIGELSWORTH

5716 SE Abshier Blvd., Ocala, Florida 34420

NICOLE WIGELSWORTH

5716 SE Abshier Blvd., Ocala, Florida 34420

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At any time a Unit in the Property is owned by Declarant (or its specific assignee of the right granted herein) the Declarant shall be entitled to appoint one (1) member of the Board of Directors, the balance of the Board of Directors to be elected as noted above.

ARTICLE IX Assessments

The Directors are required to establish a proposed annual assessment to be levied against each Unit sufficient to maintain, extend or improve, and for the express purpose of maintaining, extending, or improving the Common Areas, any other areas which are maintained or partially maintained by the Association, or any surface water or storm water management systems located within the Property. Notice of the proposed annual assessment for the next ensuing year shall be provided by the Association to all Members not less than fourteen (14) days nor more than sixty (60) days prior to an annual meeting of the Members, which notice shall include the time and place for the proposed annual meeting (which shall be in Marion County, Florida). At the annual meeting of the membership a proposed annual assessment (or any revised annual assessment provided that its total amount is not greater than the original proposed annual assessment included in the notice to the Members) may be adopted by the affirmative vote of the Owners of not less than sixty percent (60%) of the Units within the Subject Property. The assessment so established may be levied and collected annually, quarterly, or monthly, at the sole discretion of the Directors. If, after the first annual assessment is adopted, a revised annual budget is not adopted at the annual meeting of the Members at which a proposed annual assessment is considered, the annual assessment for the following year shall be the prior year's annual assessment.

Neither the Developer, as described in the Declaration, nor any Unit owned by the Developer in the subdivision, shall be subject to any assessments, whether regular or special.

The Directors may, in their complete and sole discretion, propose a special assessment against the Units for one time and/or extraordinary expenses associated with the maintenance, extension or improvement of the Common Areas of the Property. The Directors shall give each Member notification of the proposed Special Assessment, and the time and location for the meeting of the Directors and Members for consideration of the special assessment (which shall be in Marion County, Florida) not less than fourteen (14) or greater than sixty (60) days prior to the scheduled special meeting of the Members. At the special meeting the Special Assessment (or any revised Special Assessment provided that the total amount is not greater than the proposed special assessment sent with the notice of the meeting) may be adopted by an affirmative vote of the Owners of at least sixty percent (60%) of the Units within the Subject Property.

The Directors shall establish a separate interest bearing account for the deposit of all funds collected pursuant to this Article, and shall not place any other funds, regardless of source, in said account. All funds so deposited shall be disbursed only for improvements to, and extensions or

maintenance of, the Common Areas, roadways, and drainage retention areas within EUREKA INDUSTRIAL PARK. The Directors shall keep separate records of all assessments made and collected pursuant to this Article, and all the monies deposited into, and disbursed from the account referred to above, and shall make said records available, at reasonable hours and in a reasonable manner, to any Member of the Association requesting access to same.

The assessments collected by the Association in accordance with the provisions of this Article shall also be used, to the extent required, for the maintenance and repair of the surface water or storm water management systems, including but not limited to work within retention areas, drainage structures and drainage easements.

ARTICLE X Dissolution

In the event of the dissolution of the Association, the assets of the Association shall 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 acceptance of such dedication is refused, such assets shall be granted, conveyed and assigned to any nonprofit corporation, association, trust, or other organization to be used for such similar purposes.

Notwithstanding any other provisions contained within this Article, the Association may be dissolved only as provided in the Declaration, the Bylaws of the Association, and the laws of the State of Florida. In the event of the termination, dissolution or final liquidation of the Association, the responsibility for the operation and maintenance of the surface water or storm water management systems located within EUREKA INDUSTRIAL PARK must be transferred to and accepted by an entity which would comply with the provisions of Section 40C-42.027, Florida Administrative Code (as amended), and must be approved by the St. Johns River Water Management District prior to such termination, dissolution or liquidation.

ARTICLE XI Duration

Existence of the Association shall commence with the filing of these Articles of Incorporation with the Secretary of State, Tallahassee, Florida. The Corporation shall exist in perpetuity.

ARTICLE XII Amendments

Amendments to the Articles of Incorporation shall be proposed and adopted in the following manner:

Section 1. Notice of Amendment. Notice of the subject matter of a proposed amendment shall be included in the written notice of any meeting at which a proposed amendment is considered.

Section 2. Adoption of Resolution. A resolution for the adoption of a proposed amendment may be proposed either by the Board of Directors or by twenty-five percent (25%) of the Members of the Association entitled to vote thereon.

Section 3. Adoption of Amendment. Adoption of the amendment will require the affirmative vote of three-fourths of the Members entitled to vote thereon.

Section 4. Restrictions on Amendment. No amendment to these Articles of Incorporation affecting in any way the ownership, maintenance or operation of any Surface Water or Storm Water Management System in EUREKA INDUSTRIAL PARK shall be effective without the written consent of the Southwest Florida Water Management System.

ARTICLE XIII Subscribers

The names and street addresses of the subscribers and incorporators to these Articles of Incorporation is the same as listed in Article II hereof.

ARTICLE XIV Officers

The Board of Directors shall elect the President, Secretary and Treasurer, and as many Vice Presidents, Assistant Secretaries and Assistant Treasurers as the Board of Directors shall from time to time determine.

The names and addresses of the officers who shall serve until their successors are designated by the Board of Directors are as follows:

KIRK BOONE, President	16 SE Broadway, Ocala, Florida 34471
CLAY WIGELSWORTH, Vice President	5716 SE Abshier Blvd., Ocala, Florida 34420
NICOLE WIGELSWORTH, Secretary/Treasurer	5716 SE Abshier Blvd., Ocala, Florida 34420

ARTICLE XV Bylaws

The original Bylaws of the Association shall be adopted by a majority vote of the Directors. Thereafter, the Bylaws of the Association may be amended, altered or rescinded at a regular or special meeting of the Members by the majority vote of the Members otherwise entitled to vote thereon at a meeting at which a majority of the Members entitled to vote are present. Any amendments to Bylaws shall be binding on all members of the Association.

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ARTICLE XVI
Indemnification of Officers and Directors

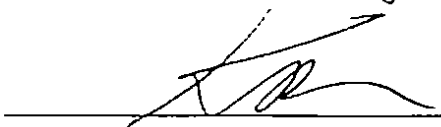
The Association shall and does hereby indemnify and hold harmless Developer and every Director and every officer, their heirs, executors and administrators, against all loss, cost and expenses reasonably incurred in connection with any action, suit or proceeding to which he may be made a part by reason of his being or having been a Director or Officer of the Association, including reasonable counsel fees, except as to matters wherein he shall be finally adjudged in such action, suit or proceeding to be liable for or guilty of gross negligence or willful misconduct. The foregoing rights shall be in addition to, and not exclusive of, all other rights to which such Director or Officer may be entitled.

ARTICLE XVII
Transaction in Which Directors or Officers are Interested

No contract or transaction between the Association and one or more of the Directors or Officers, or between the Association and any other corporation, partnership, association, or other organization including without limitation, the Developer, or an affiliate of the Developer, or a corporation in which one or more of its Officers or Directors are Officers or Directors of this Association shall be invalid, void or voidable solely for this reason, or solely because the Officer or Director is present at, or participates in, meetings of the Board or committee thereof which authorized the contract or transaction, or solely because said Officers' or Directors' votes are counted for such purposes. No Director or Officer of the Association shall incur liability by reason of the fact that said Director or Officer may be interested in any such contract or transaction.

Interested Directors may be counted in determining the presence of a quorum at a meeting of the Board of Directors or of a committee which authorized the contract or transaction.

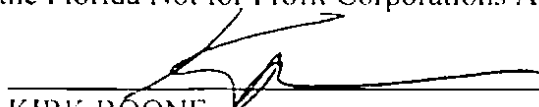
IN WITNESS WHEREOF, for the purpose of forming this Corporation under the laws of the State of Florida, we, the undersigned, constituting the subscribers and incorporators of this Association, have executed these Articles of Incorporation this 1st day of July, 2022.



KIRK BOONE
Subscriber/Incorporator

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The undersigned hereby accepts the designation of Registered Agent as set forth in Article II of these Articles of Incorporation and acknowledges that he is familiar with and accepts the obligations imposed upon Registered Agents under the Florida Not for Profit Corporations Act.



KIRK BOONE