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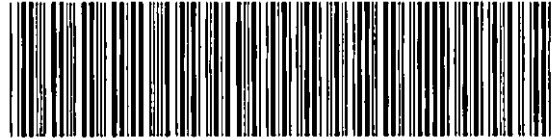
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22 AUG 11 PM 6:11



FLORIDA DEPARTMENT OF STATE
Division of Corporations

July 28, 2022

Black

BLACK HAYWARD
2121-G KILLARNEY WAY
TALLAHASSEE, FL 32309 US

SUBJECT: SONGBIRD OFFICE CONDIMINIUM, INC.
Ref. Number: W22000098484

2022 AUG 11 PM 3:49

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TALLAHASSEE, FLORIDA

We have received your document for and your check(s) totaling \$70.00. However, the enclosed document has not been filed and is being returned for the following correction(s):

According to Florida statute 617, there may be no less than three directors. Please amend the document to include three directors or no directors. They can have another title if you do not have a third person.

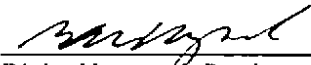
If you have any further questions concerning your document, please call (850) 245-6052.

Summer Chatham
Regulatory Specialist II
New Filing Section

Letter Number: 522A00016852

22 AUG 11 PM 6:15

Having been named as registered agent and to accept service of process for the above stated corporation at the place designated in this certificate, I hereby accept the appointment as registered agent and agree to act in this capacity. I further agree to comply with the provisions of all statutes relating to the proper and complete performance of my duties, and I am familiar with and accept the obligations of my position as registered agent as provided for in Chapter 608, Florida Statutes.


Blake Hayward, Registered Agent

Article VI

Each condominium unit shall have appurtenant to it a membership in the corporation proportional to the percentage of the total square footage of the units, which membership shall be held by the person or entity, or in common by the persons or entities owning such unit, except that no person or entity holding title to a unit as security for performance of an obligation shall acquire membership appurtenant to the unit by virtue of ownership. In no event may any membership be severed from the unit to which it is appurtenant. Each membership in the corporation shall entitle the holder or holders of it to exercise the proportion of the total voting power of the corporation corresponding to the proportionate undivided interest in the common elements appurtenant to the unit to which the membership corresponds, as established in the declaration.

Article VII

Blake Hayward, whose address is 2121-G Killarney Way, Tallahassee, Florida 32309, Jan Hayward, whose address is 609 Piedmont Drive, Tallahassee, FL 32309, and Robert P. Hartsfield, whose address is 2915 Kerry Forest Parkway, Suite 102, Tallahassee, FL 32309, are the initial directors of the Association.

Article VIII

On dissolution, the assets of the Association will be distributed to an appropriate public agency to be used for purposes similar to those for which the Association was created. In the event such distribution is refused acceptance, such assets will be granted, conveyed, and assigned to any nonprofit corporation, association, trust, or other organization organized and operated for such similar purposes.

Article IX

The name and street address of the incorporator is Blake Hayward, 2121-G Killarney Way, Tallahassee, FL 32309.

Executed at Tallahassee, Leon County, Florida, on the 11th day of August, 2022.


Blake Hayward

22 AUG 11 PM 6:15

Articles of Incorporation
of
Songbird Office Condominium Association, Inc.
A Not for Profit Corporation
(Exhibit D to the Declaration of Condominium)

22 AUG 11 PM 6:11

The undersigned natural person of legal age, who is a citizen of the State of Florida, acting as an incorporator of a corporation under Chapter 617 of the Florida Statutes, hereby adopts the following articles of incorporation:

Article I

The name of the corporation is Songbird Office Condominium Association, Inc. (hereinafter the "Association"). The corporation's principal office and mailing address is 2121-G Killarney Way, Tallahassee, FL 32309.

Article II

The Association is a not for profit corporation. It shall have directors who shall be elected in accordance with the bylaws of the corporation.

Article III

The period of its duration is perpetual.

Article IV

The Association is formed for primary purposes such as are authorized under chapters 617 and 718, Florida Statutes and include providing for the maintenance, preservation, administration and management of Songbird Office Condominium, a condominium created under Florida's Condominium Act pursuant to a declaration of condominium to be recorded in the Public Records of Leon County, Florida.

The corporation is organized and operated solely for administrative and managerial purposes. It is not intended that the corporation show any net earnings, but no part of any net earnings that do occur shall inure to the benefit of any member hereof. If, in any taxable year, the net income of the corporation from all sources other than casualty insurance proceeds and other non-recurring items exceeds the sum of total common expenses for which payment has been made or liability incurred within the taxable year, and reasonable reserves for common expenses and other liabilities, such excess shall be held by the corporation and used to reduce the amount of assessments that would otherwise be required in the following year. For such purposes, each unit owner will be credited with the portion of any excess that is proportionate to his or her interest in the common elements of the condominium.

Article V

The street address of the initial registered office of the Association is 2121-G Killarney Way, Tallahassee, FL 32309, and the name of its initial registered agent with an address of 2121-G Killarney Way, Tallahassee, FL 32309, is Blake Hayward.