

N22000014372

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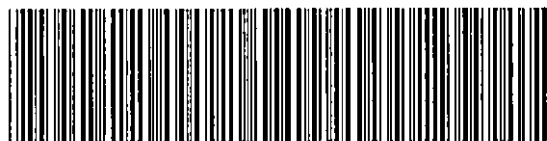
(Business Entity Name)

(Document Number)

Certified Copies _____ Certificates of Status _____

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S. CHATHAM
DEC 29 2022

2022 12 22 PM 12:06



FLORIDA DEPARTMENT OF STATE
Division of Corporations

December 27, 2022

COGENCY GLOBAL, INC.

SUBJECT: BP DORAL PROPERTY OWNER ASSOCIATION, INC.
Ref. Number: W22000157417

*PLEASE RETURN THE
ORIGINAL SUBMISSION
DATE AS THE
FILING
DATE*

We have received your document for BP DORAL PROPERTY OWNER ASSOCIATION, INC.. However, the document has not been filed and is being returned for the following:

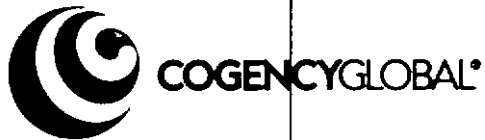
The document must have original signatures.

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

Summer Chatham
Regulatory Specialist II
New Filing Section

Letter Number: 122A00028759

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TALLAHASSEE, FLORIDA



115 N CALHOUN ST., STE. 4
TALLAHASSEE, FL 32301
P: 866.625.0838
F: 866.625.0839
COGENCYGLOBAL.COM

Account#: 120000000088

Date: 12/28/2022

Name: Janelle Davis

Reference #: 1865004

Entity Name: BP DORAL PROPERTY OWNER ASSOCIATION, INC.

☒ Articles of Incorporation/Authorization to Transact Business

☐ Amendment

☐ Change of Agent

☐ Reinstatement

☐ Conversion

☐ Merger

☐ Dissolution/Withdrawal

☐ Fictitious Name

☒ Other

***Please obtain the original date of
submission as the file date***

Please provide a certified copy of the filing evidence.

Authorized Amount: \$78.75

Signature: Janelle Davis

**ARTICLES OF INCORPORATION
OF
BP DORAL PROPERTY OWNER ASSOCIATION, INC.
(A FLORIDA CORPORATION NOT FOR PROFIT)**

In compliance with the requirements of the Florida Statutes, Chapter 617, the undersigned incorporator has executed, adopted and caused to be delivered for filing these Articles of Incorporation for the purpose of forming a corporation not for profit and does hereby certify:

**ARTICLE I
NAME**

The name of this Corporation is BP DORAL PROPERTY OWNER ASSOCIATION, INC. (the "Association"), these Articles of Incorporation as the "Articles," and the Bylaws of the Association as the "Bylaws."

**ARTICLE II
ADDRESS**

The mailing address of, and the principal office for, the Association is 9525 W. Bryn Mawr Ave., Suite 700, Rosemont, IL 60018.

**ARTICLE III
DIRECTORS AND AUTHORIZED PERSON**

Directors are to be appointed in accordance with the provisions of the Bylaws, but in no event will there be less than three (3) Directors, at any one time. The Directors need not be members of the Association.

The names and addresses of the initial directors are as follows:

<u>Name</u>	<u>Address</u>
Steven Poulos	9525 W. Bryn Mawr Ave., Suite 700, Rosemont, IL 60018
Steve Grootsema	9525 W. Bryn Mawr Ave., Suite 700, Rosemont, IL 60018
Anthony Pricco	9525 W. Bryn Mawr Ave., Suite 700, Rosemont, IL 60018
Sean Zasche	9525 W. Bryn Mawr Ave., Suite 700, Rosemont, IL 60018

Name

Address

Nick Siegel

9525 W. Bryn Mawr Ave., Suite 700,
Rosemont, IL 60018

Authorized Persons are to be appointed in accordance with the provisions of the Bylaws and need not be members of the Association.

The name and address of the initial authorized person is as follows:

Name

Address

Kevin Carroll

201 S. Biscayne Blvd, Suite 1950, Miami, FL
33131

ARTICLE IV
REGISTERED AGENT/OFFICE

The street address of the initial Registered Office of this Association in the State of Florida will be 115 N. Calhoun Street, Suite 4, Tallahassee, Florida 32301. The name of the initial Registered Agent of this Association at the above address will be Cogency Global Inc.

ARTICLE V
PURPOSES

The Association does not contemplate pecuniary gain or profit, direct or indirect, to its members. It is formed for the purpose of enforcing and enjoying all rights, benefits and obligations on behalf of the Owners, as set forth in the Declaration of Covenants, Conditions, Easements and Restrictions for Bridge Point Doral (the "Declaration"), filed (or to be filed) by Bridge Point Doral 2700, LLC, a Delaware limited liability company, regarding lands located in Doral, Florida, and more particularly described in the Declaration (the "Property"); and for these purposes (and without limitation) to:

- (a) operate and maintain all easements running in favor of the Association, and all facilities incident thereto, all for the benefit of the Owners of the Property and pursuant to the Declaration; and
- (b) fix assessments (or charges) to be levied against the Property and/or the Owners of the Property pursuant to the Declaration; and
- (c) enforce any and all covenants, restrictions and agreements contained in the Declaration and applicable to the Property;
- (d) pay any and all taxes, and insurance required to be paid by the Association

pursuant to the Declaration; and

(e) insofar as permitted by law and as contemplated in the Declaration, to do any other thing that, in the opinion of the Board of Directors of the Association, will give effect to the rights and interests of the Association as contained in the Declaration.

(f) operate, maintain and manage the surface water or stormwater management system(s) serving the Property (collectively, the "Water Management System") in a manner consistent with the requirements of any applicable water management district (the "District") permit issued for the Property from time to time and applicable District rules, and shall assist in the enforcement of the provisions of the Declaration which relate to the Water Management System.

ARTICLE VI **POWERS**

The powers of the Association will include, without limitation, the following:

(a) The Association will have all common-law and statutory powers of a Florida corporation not-for-profit not in conflict with the terms of these Articles.

(b) The Association will have all the powers and duties set forth in the Declaration, including, but not limited to, the following:

(i) to establish, levy and assess, and collect assessments as necessary to operate the Association and carry on its activities, and to create such reserves for the extraordinary expenditures as may be deemed appropriate in the discretion of the Board of Directors, as contemplated and to effect the purposes contained in the Declaration (including, without limitation, adequate assessments against Owners of the Property for the costs of maintenance and operation of the Water Management System);

(ii) to purchase insurance upon the parcels which are owned by the Association ("Common Property") or over which the Association has been given easements or other rights pursuant to the Declaration for the protection of the Association and its members;

(iii) to promulgate and amend reasonable regulations respecting the use of the Common Property and easement parcels consistent with the Declaration, as the Board of Directors may deem appropriate; and

(iv) To enforce by legal means the provisions of the Declaration, these Articles, and the By-Laws of the Association.

The powers of the Association will be subject to and will be exercised in accordance with the provisions of the Declaration, these Articles and the By-Laws of the Association.

In the event of termination, dissolution or final liquidation of the Association, the responsibility for the operation and maintenance of the Water Management System must be transferred to and accepted by an entity which would comply with Section 40C-42.027, F.A.C., and be approved in writing by the District prior to such termination, dissolution or liquidation.

ARTICLE VII
TERM

The Association will have perpetual existence.

ARTICLE VIII
INCORPORATOR

The name and address of the Incorporator of these Articles is as follows:

<u>Name</u>	<u>Address</u>
Anthony Pricco	9525 W. Bryn Mawr Ave., Suite 700 Rosemont, IL 60018

ARTICLE IX
EFFECTIVE DATE

The effective time and date of these Articles of Incorporation shall be upon its filing with the Florida Department of State.

(Signatures on next page)

2011
DEC 22 PM 3:39

IN WITNESS WHEREOF, the undersigned incorporator has executed these Articles of Incorporation on December 21, 2022.

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

Anthony Pricco, Incorporator

Dr. Steven F. H. J.
2022 Dec 21

**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.

BP Doral Property Owner Association, Inc., desiring to organize as a not for profit corporation under the laws of the State of Florida, with its registered office at 115 N. Calhoun Street, Suite 4, Tallahassee, Florida 32301, has named Cogency Global Inc., located at the above-registered office, 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.

COGENCY GLOBAL INC.

By: 

Print Name: ERIK BLOOD

Title: ASSISTANT SECRETARY

Dated: 12-21, 2022

RECEIVED
DEC 22 2022
TALLAHASSEE, FL
STATE OF FLORIDA
CORPORATION DIVISION