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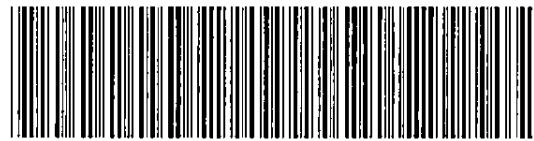
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DATE: 05/01/23

**NAME: HALIFAX HOSPITAL MEDICAL CENTER PHASE 2 PROPERTY
OWNERS ASSOCIATION, INC.**

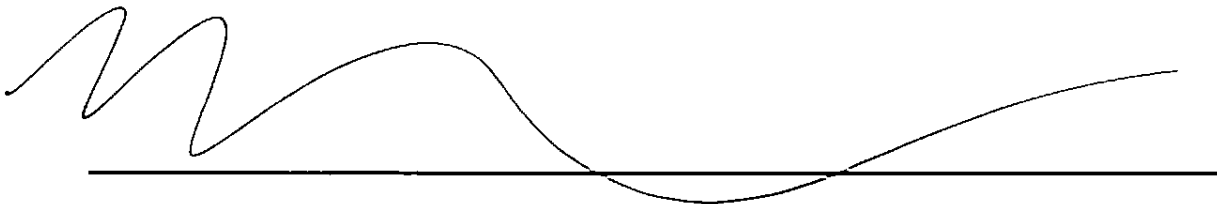
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FLORIDA DEPARTMENT OF STATE
Division of Corporations

May 2, 2023

FLORIDA FILING & SEARCH SERVICES, INC.

SUBJECT: HALIFAX HOSPITAL MEDICAL CENTER PHASE 2 PROPERTY OWNERS ASSOCIATION, INC.
Ref. Number: W23000063440

We have received your document for HALIFAX HOSPITAL MEDICAL CENTER PHASE 2 PROPERTY OWNERS ASSOCIATION, INC.. However, the document has not been filed and is being returned for the following:

The document must contain both the street address of the principal office and the mailing address of the entity.

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

KAIN COSTELLO
Regulatory Specialist II
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*Please keep original filing date.
Thank you!*

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FLORIDA
PM 1:50

**ARTICLES OF INCORPORATION OF HALIFAX HOSPITAL MEDICAL CENTER
PHASE 2 PROPERTY OWNERS ASSOCIATION, INC.**

HALIFAX HOSPITAL MEDICAL CENTER, the undersigned, acting as incorporator of a corporation not for profit under Chapter 617 of the Florida Statutes, do adopt the following articles of incorporation for such corporation:

ARTICLE I
NAME OF CORPORATION

The name of the corporation is Halifax Hospital Medical Center Phase 2 Property Owners Association, Inc. The said corporation is hereinafter referred to as the "Association."

ARTICLE II
PRINCIPAL PLACE OF BUSINESS ADDRESS

The street address of the Association's principal office is 303 N. CLYDE MORRIS BLVD., DAYTONA BEACH, FL 32114. The Association's mailing address is the same as the Association's principal office.

ARTICLE III
DURATION

The duration of the Association will be perpetual.

ARTICLE IV
PURPOSES

The purposes of the Association are such as are authorized under Chapter 617 of the Florida Statutes, and include the following:

- (a) To hold fee simple or any other interest in the property identified as Tract 1 on that certain plat bearing the name "Halifax Hospital Medical Center Phase 2" and recorded in the public records of Volusia County (the "Subdivision"), Florida and to hold any interest in any other real property necessary to provide access to the two parcels of real property identified in the aforesaid plat;
- (b) To record and enforce the Declaration of Covenants, Conditions, Restrictions and Easements for the Halifax Hospital Medical Center Phase 2 subdivision (the "Declaration") which Declaration is intended to be filed in the public records of Volusia County, Florida;
- (c) To provide for the maintenance of the roadways or other improvements located on properties in which the Association has an interest and to assess the members of the Association for the costs of same in accordance with the terms of the Declaration; and
- (d) To enter into and perform contracts of any kind necessary or incidental to the accomplishment of any one or more of the purposes of the Association.

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The Association shall have all powers necessary to carry out the purposes hereinabove set forth which are not inconsistent with the law applicable to Florida corporations not-for-profit.

ARTICLE V
MEMBERS

The Association shall be organized with only one class of membership interests.

Each owner of a lot within the Subdivision will be a member and, as such, there will be two members in the Association. Each member will be liable for its share of the expenses of the Association in accordance with the Declaration. Voting and other rights of members, and members' duties, shall be as set forth in the bylaws of the Association.

ARTICLE VI
REGISTERED OFFICE AND REGISTERED AGENT

The street address of the initial registered office of the corporation is 303 N. CLYDE MORRIS BLVD., DAYTONA BEACH, FL 32114. The name of the initial registered agent of the corporation at such address is KELLY PARSONS KWIA TEK.

ARTICLE VII
BOARD OF DIRECTORS

The number of persons constituting the first board of directors is three (3). The names and addresses of the persons who are to serve as directors until the first annual meeting of members or until their successors are elected and qualify are:

Kelly Parsons Kwiatek	303 N. Clyde Morris Blvd. Daytona Beach, FL 32114
Andrea M. Kurak	303 N. Clyde Morris Blvd. Daytona Beach, FL 32114
Bill Griffin	303 N. Clyde Morris Blvd. Daytona Beach, FL 32114

The affairs of the Association, which by definition are very limited in nature, shall be managed by the board of directors. Directors shall be elected in the manner provided for in the Bylaws.

ARTICLE VIII
INCORPORATOR

The name and address of the incorporator is Andrea M. Kurak, in her capacity as Senior Corporate Counsel for HALIFAX HOSPITAL MEDICAL CENTER, a special taxing district organized and existing pursuant to Chapter 2003-374, Laws of Florida, 303 N. CLYDE MORRIS BLVD, DAYTONA BEACH, FL 32114.

ARTICLE IX
BYLAWS

The Members of the Corporation shall adopt such Bylaws for the conduct of the business of the Corporation in carrying out its purpose as the Board of Directors may deem necessary from time to time; provided, however, such Bylaws shall not be inconsistent with the provisions of these Articles of Incorporation.

ARTICLE X
LIMITATION OF LIABILITY

(a) A director of the Corporation shall not be personally liable to the Corporation or its Members for monetary damages for breach of duty of care or other duty as a director, except as provided under Florida law.

(b) Any repeal or modification of the provisions of this Article shall be prospective only and shall not adversely affect any limitation on the personal liability of a director of the Corporation with respect to any act or omission occurring prior to the effective date of such repeal or modification.

(c) In the event that any of the provisions of this Article (including any provision within a single sentence) are held by a court of competent jurisdiction to be invalid, void, or otherwise unenforceable, the remaining provisions are severable and shall remain enforceable to the fullest extent permitted by law.

ARTICLE XI
AMENDMENTS

These Articles of Incorporation may be amended at any time and from time to time by the affirmative vote of all directors present at a meeting at which a quorum is present, with the duly authorized written consent of the members.

IN WITNESS WHEREOF, the undersigned has executed these Articles of Incorporation, this 15th day of May 2023.



Andrea M. Kurak
Senior Corporate Counsel
Halifax Hospital Medical Center
Incorporator

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**CERTIFICATE OF DESIGNATION
REGISTERED AGENT/REGISTERED OFFICE**

Pursuant to the provisions of Section 617.0501, Florida Statutes, the undersigned corporation, organized under the laws of the State of Florida, submits the following statement in designating the registered office/registered agent in the State of Florida:

1. The name of the corporation is:

Halifax Hospital Medical Center Phase 2 Property Owners Association, Inc.

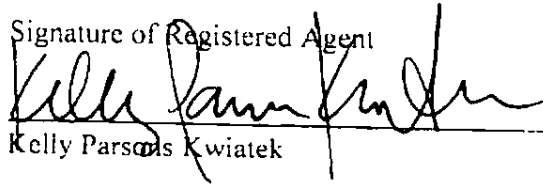
2. The name and address of the registered agent and office are:

**Kelly Parsons Kwiatek, Esquire
303 North Clyde Morris Blvd.
Daytona Beach, Florida 32114**

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.

Dated this 15th day of May 2023.

Signature of Registered Agent


Kelly Parsons Kwiatek

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