

Electronic Articles of Incorporation For

**N23000006604
FILED
May 30, 2023
Sec. Of State
kcostello**

ST. JOHNS AT RACETRACK COMMERCIAL ASSOCIATION, INC.

The undersigned incorporator, for the purpose of forming a Florida not-for-profit corporation, hereby adopts the following Articles of Incorporation:

Article I

The name of the corporation is:

ST. JOHNS AT RACETRACK COMMERCIAL ASSOCIATION, INC.

Article II

The principal place of business address:

3773 RICHMOND AVE.
SUITE 800
HOUSTON, TX. 77046

The mailing address of the corporation is:

3773 RICHMOND AVE.
SUITE 800
HOUSTON, TX. 77046

Article III

The specific purpose for which this corporation is organized is:

TO OPERATE, MAINTAIN AND ADMINISTER THE COMMON DRIVEWAYS,
SHARED UTILITIES AND COMMON AREAS OF ST. JOHNS AT
RACETRACK, A RETAIL DEVELOPMENT IN ST. JOHNS COUNTY,
FLORIDA

Article IV

The manner in which directors are elected or appointed is:

AS PROVIDED FOR IN THE BYLAWS.

Article V

The name and Florida street address of the registered agent is:

CAPITOL CORPORATE SERVICES, INC.
515 EAST PARK AVENUE 2ND FL
TALLAHASSEE, FL. 32301

I certify that I am familiar with and accept the responsibilities of
registered agent.

Registered Agent Signature: BRITTNI FRENCH, ASST SEC

Article VI

The name and address of the incorporator is:

MICHAEL B. MASSEY
1400 POST OAK BLVD., SUITE 950

HOUSTON, TX 77056

Electronic Signature of Incorporator: MICHAEL B. MASSEY

I am the incorporator submitting these Articles of Incorporation and affirm that the facts stated herein are true. I am aware that false information submitted in a document to the Department of State constitutes a third degree felony as provided for in s.817.155, F.S. I understand the requirement to file an annual report between January 1st and May 1st in the calendar year following formation of this corporation and every year thereafter to maintain "active" status.

Article VII

The initial officer(s) and/or director(s) of the corporation is/are:

Title: D
SANFORD P ARON
3773 RICHMOND AVE., SUITE 800
HOUSTON, TX. 77046

Title: D
JONATHAN ARON
3773 RICHMOND AVE., SUITE 800
HOUSTON, TX. 77046

Title: D
JEFFREY ARON
3773 RICHMOND AVE., SUITE 800
HOUSTON, TX. 77046