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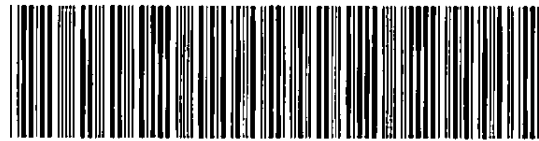
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SEP 19 2024

AMERICAN

T.J.H

COVER LETTER

Department of State
Division of Corporations
P. O. Box 6327
Tallahassee, FL 32314

SUBJECT: PARSONS OFFICE PARK ASSOCIATION, INC.
(PROPOSED CORPORATE NAME - MUST INCLUDE SUFFIX)

Enclosed is an original and one (1) copy of the Articles of Incorporation and a check for :

☒ \$70.00
Filing Fee

☐ \$78.75
Filing Fee &
Certificate of
Status

☐ \$78.75
Filing Fee
& Certified Copy

☐ \$87.50
Filing Fee,
Certified Copy
& Certificate

ADDITIONAL COPY REQUIRED

FROM: Leighton J. Hyde, Esq.
Name (Printed or typed)

14016 Spector Road
Address

Lithia, FL 33547
City, State & Zip

813-870-9555
Daytime Telephone number

lhyde@hydelawoffice.com
E-mail address: (to be used for future annual report notification)

NOTE: Please provide the original and one copy of the articles.

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**ARTICLES OF INCORPORATION
OF
PARSONS OFFICE PARK ASSOCIATION, INC.**

The undersigned incorporator, a resident of the State of Florida of the age of majority, hereby makes, subscribes, acknowledges and files with the Secretary of State for the State of Florida these Articles of Incorporation for the purpose of forming a corporation not for profit in accordance with the laws of the State of Florida.

**ARTICLE 1
NAME AND ADDRESS OF CORPORATION**

The name of this corporation shall be:

PARSONS OFFICE PARK ASSOCIATION, INC. ✓

hereinafter in these Articles of Incorporation referred to as the "Association." The initial principal office and mailing address of the Association is 8345 Gunn Highway, Tampa, FL 33626.

**ARTICLE 2
PURPOSES**

2.1 General Purposes. The Association is organized for the purpose of promoting the health, safety, and social welfare of the owners of Lots within the office park in Hillsborough County, Florida, known as "Parsons Office Park" (the "Park"), and performing all duties assigned to the Association under the provisions of the "Declaration of Covenants, Conditions, Easements and Restrictions of Parsons Office Park" (the "Declaration") recorded in the Public Records of Hillsborough County, Florida and filed by Parsons Office Park, LLC (the "Declarant").

2.2 Specific Purposes. The purposes of the Association shall include the following:

A. To operate, maintain, manage, improve, and administer the use of the Common Areas, and other portions of the Park, to the extent set forth in the Declaration.

B. To perform all duties and obligations assigned to the Association by the terms of the Declaration.

C. To own, if conveyed by the Developer, owner or any other person, the common areas, easement areas, sidewalks, streets, roadways, Lighting, drainage areas, preservation areas, landscaping and other structures and improvements benefitting the Park.

D. To take such other action as may be deemed appropriate by the Board of Directors to promote the health, safety, and social welfare of the Owners.

E. To operate without profit and for the sole and exclusive benefit of its Members.

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2.3 Construction. All capitalized words and terms used herein which are defined in the Declaration shall be used herein with the same meanings as defined in the Declaration. In the event of any conflict between the provisions of these Articles of Incorporation and the provisions of the Declaration, the provisions of the Declaration shall control.

ARTICLE 3 GENERAL POWERS

3.1 General Powers. The Association shall have all powers which are or may be conferred upon a corporation not for profit by the laws of the State of Florida, except as prohibited herein.

3.2 Specific Powers. The powers of the Association shall include the following:

A. To purchase, accept, lease, or otherwise acquire title to, and to hold, mortgage, rent, sell, or otherwise dispose of, any real or personal property related to the purposes or activities of the Association; to make, enter into, perform, and carry out contracts of every kind and nature with any person, firm, corporation, or association; and to do any other acts necessary or expedient for carrying on any of the activities of the Association and pursuing any of the objects and purposes set forth in these Articles of Incorporation and not forbidden by the laws of the State of Florida.

B. To establish budgets and to fix Assessments to be levied against Lots in the Park pursuant to the Declaration for the purpose of defraying the expenses and costs of effectuating the objects and purposes of the Association and to create reasonable reserves for such expenditures, including reasonable contingency funds for ensuing years and reasonable annual reserves for anticipated major capital repairs, maintenance, improvements, and replacements.

C. To place liens against any Lot in the Park for delinquent and unpaid Assessments and to bring suit for the foreclosure of such liens or otherwise enforce the collection of such Assessments for the purpose of obtaining revenue in order to carry out the purposes and objectives of the Association, all in accordance with the provisions of the Declaration.

D. To hold funds solely and exclusively for the benefit of the Members of the Association for the purposes set forth in these Articles of Incorporation.

E. To adopt, promulgate, and enforce rules, regulations, bylaws, covenants, restrictions, and agreements in order to effectuate the purposes for which the Association is organized.

F. To delegate such of the ministerial functions of the Association as may be deemed to be in the Association's best interest by the Board of Directors.

G. To charge recipients of services rendered by the Association and users of property of the Association where such charges are deemed appropriate by the Board of Directors.

H. To pay all taxes and other charges or assessments, if any, levied against property owned, leased, or used by the Association.

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I. To borrow money for the acquisition of property or for any other lawful purpose of the Association, and to make, accept, endorse, execute, and issue debentures, promissory notes, or other obligations of the Association for borrowed monies, and to secure the payment of any such obligation by mortgage, pledge, security agreement, or other instrument of trust, or by lien upon, assignment of, or agreement in regard to all or any part of the real or personal property, or property rights or privileges, of the Association wherever situated.

J. To enforce by any and all lawful means the provisions of these Articles of Incorporation, the Bylaws of the Association which may be hereafter adopted, and the terms and provisions of the Declaration.

K. To exercise all powers conferred upon the Association by the Declaration, subject to all limitations and obligations imposed upon the Association by the terms thereof.

ARTICLE 4 MEMBERS

4.1 Classes of Members. The Association shall have two classes of voting members, comprised as follows:

A. **Class A Members.** Class A members shall be all Owners of Lots in the Park. Such Owners shall automatically become Class A members upon acquiring the fee simple title to their respective Lots. Each Class A member is entitled to one vote.

B. **Class B Member.** The Class B member shall be Developer, any successor to or legal representative of Developer, or any Person to whom all rights of Developer under the Declaration or these Articles of Incorporation are hereafter assigned pursuant to written instrument recorded in the Public Records. The Class B member shall be entitled to thirty-five (35) votes.

4.2 Termination of Membership. The Class B membership shall automatically terminate on the transfer of the last Lot by the Developer or its assigns, after which time the Association membership shall be comprised solely of Class A members. The membership of any Class A member in the Association shall automatically terminate upon conveyance or other divestment of title to such member's Lot, except that nothing herein contained shall be construed as terminating the membership of any Member who may own two or more Lots as long as such member continues to own at least one Lot.

4.3 Membership Appurtenant to Lot Ownership. The interest of any Class A member in the funds and assets of the Association cannot be assigned, hypothecated, or transferred in any manner, except as an appurtenance to the Lot that is the basis of his membership in the Association.

4.4 List of Members. The Secretary of the Association shall maintain a list of the members of the Association. Whenever any person or entity becomes a Class A member of the Association, it shall be such party's duty and obligation to so inform the Secretary in writing, giving his name, mailing address, and legal description of his Lot; provided, however, that any notice given to or vote accepted from the prior Owner of such member's

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Lot before receipt of written notification of change of ownership shall be deemed to be properly given or received. The Secretary may, but shall not be required to, search the Public Records or make other inquiry to determine the status and correctness of the list of members of the Association maintained by him and shall be entitled to rely upon the Association's records until notified in writing of any change in membership.

ARTICLE 5 BOARD OF DIRECTORS

5.1 Number. The affairs of the Association shall be managed by a Board of Directors consisting initially of three Directors. The number of Directors comprising succeeding Boards of Directors shall be as provided from time to time in the Bylaws of the Association, but in no event shall there be less than three Directors.

5.2 Appointment and Election. All Directors shall be appointed by the Class B member until the annual meeting of Members in the year that the last Lot that will ultimately be included in the Park have been conveyed to Class A members by the date of the notice for the annual meeting. Commencing with this meeting, all Directors shall be elected by the Class A members.

5.3 Election Procedures. Elections of Directors shall be by plurality vote.

5.4 Qualification and Term. Directors appointed by the Class B Member need not be members of the Association. Directors appointed by the Class B member shall not serve fixed terms, but shall serve at the pleasure of the Class B member. Directors elected by the Class A members shall be elected at the annual meeting of members, shall be Members of the Association and their term shall expire at the next succeeding annual meeting of members.

5.5 Removal. Any elected Director may be removed from office with or without cause only by vote of Class A members representing a majority of the Association's Class A membership voting rights. Any Director appointed by the Class B member may be removed and replaced with or without cause by the Class B member, in the Class B member's sole discretion.

5.6 Current Board. The names and addresses of the persons constituting the initial Board of Directors are as follows:

Erin Lykins	8345 Gunn Highway, Tampa, Florida 33626
Joseph Sullivan	8345 Gunn Highway, Tampa, Florida 33626
Michael Sullivan	8345 Gunn Highway, Tampa, Florida 33626

ARTICLE 6 OFFICERS

6.1 Number, Qualification, and Term. The officers of the Association, to be elected by the Board of Directors, shall be a President, a Vice President, a Secretary, and a Treasurer, and such other officers as the Board of Directors shall deem appropriate from

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time to time. The President shall be elected from among the membership of the Board of Directors, but no other officer need be a Director. The same person may hold two or more offices, provided, however, that the office of President and Secretary shall not be held by the same person. The affairs of the Association shall be administered by such officers under the direction of the Board of Directors. Officers shall be elected at the annual meeting of the Board of Directors, and their term shall expire at the next succeeding annual meeting of the Board of Directors.

6.2 Initial Officers. The names of the officers who are to manage the affairs of the Association until the first annual meeting of the Board of Directors are as follows:

President	-	Erin Lykins
Vice President	-	Joseph Sullivan ✓
Secretary	-	Laurie Burcaw
Treasurer	-	Michael Sullivan

ARTICLE 7 CORPORATE EXISTENCE

The Association shall have perpetual existence.

ARTICLE 8 BYLAWS

The first Board of Directors of the Association shall adopt Bylaws consistent with these Articles of Incorporation. Thereafter, the Bylaws may be altered, amended, or repealed by a majority vote of the Directors in the manner provided by such Bylaws. No amendment to the Bylaws prior to the transfer of the last Lot by the Class B Member, however, shall be effective without the written consent of the Class B member.

ARTICLE 9 AMENDMENTS TO ARTICLES OF INCORPORATION

These Articles of Incorporation may be altered, amended, or repealed by the affirmative vote of a majority of the Board of Directors. No amendment to these Articles of Incorporation prior to the transfer of the last lot by the Class B Member, however, shall be effective without the written consent of the Class B member.

ARTICLE 10 REGISTERED AGENT ✓

The registered agent of the Association shall be The Law Office of Leighton J. Hyde, P.A., 14016 Spector Road, Lithia, FL 33547. The Association may, however, maintain offices and transact business in such other places within or without the State of Florida as may from time to time be designated by the Board of Directors.

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ARTICLE 11
BUDGET AND EXPENDITURES

The Association shall obtain funds with which to operate by Assessments levied against its members in accordance with the provisions of the Declaration, as the same may be supplemented by the provisions of these Articles of Incorporation and the Association's Bylaws. Pursuant to the Declaration, the Board of Directors shall annually adopt budgets for the operation of the Association for the ensuing fiscal year and for the purpose of levying Assessments against the Lots, which budgets shall be conclusive and binding upon all members; provided, however, that the Board of Directors may thereafter at any time approve or ratify variations from such budgets.

ARTICLE 12
INCORPORATOR

The name and street address of the incorporator of the Association is as follows:

Leighton J. Hyde 14016 Spector Road, Lithia, Florida 33547

ARTICLE 13
INDEMNIFICATION OF OFFICERS AND DIRECTORS

All officers and Directors shall be indemnified by the Association against all expenses and liabilities, including attorney's fees, reasonably incurred in connection with any proceeding (including appellate proceedings) or settlement thereof in which they may become involved by reason of holding such office. In no event, however, shall any officer or Director be indemnified for his own willful misconduct or, with respect to any criminal proceeding, his own knowing violation of provisions of law. The Association may purchase and maintain insurance on behalf of all officers and Directors for any liability asserted against them or incurred by them in their capacity as officers and Directors or arising out of their status as such

ARTICLE 14
TRANSACTION IN WHICH DIRECTORS
OR OFFICERS ARE INTERESTED

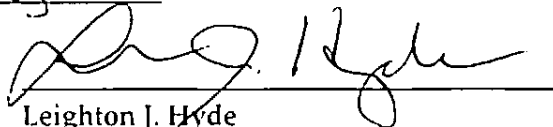
No contract or transaction between the Association and one or more of its directors or officers, or between the Association and any other entity in which one or more of its officers and directors may have a financial interest shall be invalid, void or voidable solely for this reason, or solely because the directors or officers were present at, or participated in the meeting of the board thereof which authorized the contract or transaction, or solely because of their votes accounted for such purpose. No director or officer of the Association shall incur liability by reason of the fact that they are or may be interested in such transaction or contract.

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CLERK OF DISTRICT COURT
STATE OF FLORIDA
JAN 10 1997

**ARTICLE 15
BINDING EFFECT**

The provisions hereof shall bind and inure to the benefit of the members and their respective successors and assigns.

IN WITNESS WHEREOF, for the purpose of forming this corporation under the laws of the State of Florida, the undersigned incorporator of this Association has executed these Articles of Incorporation this 12th day of August 2024.

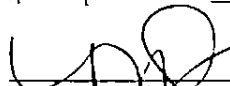


Leighton J. Hyde
Incorporator

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 12 day of August 2024, by Leighton J. Hyde who is ☐ personally known to me or who ☒ has produced FLDL as identification.





Notary Public
Printed Name: Meghan D. Stephens
My Commission Expires: _____

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ACCEPTANCE BY REGISTERED AGENT

Having been appointed Registered Agent for the above corporation, I hereby accept such appointment. I further certify that I am familiar with, and accept, the obligations of that position as provided by Florida Statutes.

The Law Office of Leighton J. Hyde, P.A.

By: _____

Leighton J. Hyde
President

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STATE OF FLORIDA
COUNTY OF [illegible]