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FLORIDA PROFIT/NON PROFIT CORPORATION

484 BUSINESS PARK PROPERTY OWNERS ASSOCIATION, INC.

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**ARTICLES OF INCORPORATION
OF
484 BUSINESS PARK PROPERTY OWNERS ASSOCIATION, INC.**

In compliance with the requirements of Chapter 617, Florida Statutes, the undersigned, acting as incorporator of this corporation, hereby forms a corporation not for pecuniary profit under the laws of the State of Florida and adopts the following Articles of Incorporation for such corporation:

Article 1. NAME

- 1.1. The name of this corporation shall be 484 Business Park Property Owners Association, Inc. (hereinafter referred to as the "Association").

Article 2. ADDRESS

- 2.1. The address of the principal office of the Association is 4349 SE 20th Street, Ocala, FL 34471, and the mailing address of the Association is 4349 SE 20th Street, Ocala, FL.

Article 3. REGISTERED AGENT

- 3.1. Matthew P. Fabian, whose address is 4349 SE 20th Street, Ocala, FL 34471, is hereby appointed the initial registered agent of the Association.
- 3.2. To the extent required by applicable requirements of the Water Management District, the Registered Agent shall cause a "Recorded Notice of Environmental Resource Permit," Form # No. 62-330.090(1) to be recorded in the Public Records of Marion County, Florida. The registered agent shall also maintain copies of all permitting actions concerning the Stormwater Management System for the benefit of the Association.

Article 4. DURATION

- 4.1. The existence of the Association shall commence with the filing of these Articles of Incorporation with the Secretary of State, Tallahassee, Florida. The Association shall exist in perpetuity.

Article 5. PURPOSES

- 5.1. The Association does not contemplate pecuniary gain or profit, direct or indirect, to the members thereof (hereinafter referred to individually as a "Member"¹ and collectively as "Members"), and the specific purposes for which it is formed are to provide for the maintenance, preservation and architectural control of the Lots and Common Area within the Property (as those terms are defined in the *Declaration of Covenants and Restrictions for 484 Business Park* recorded or to be recorded in the Public Records of Marion County, Florida (the "Declaration")) and to promote the health, safety and welfare of the Owners and residents within the Property and any additions thereto as may hereafter be brought within the jurisdiction of the Association. For these purposes the Association shall have

¹ Terms capitalized herein and not otherwise defined have the same meaning as set forth in the *Declaration of Covenants and Restrictions for 484 Business Park* (as supplemented, restated, renewed, extended or amended, from time to time) to which a copy of these Articles have been or will be annexed.

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the following powers, which, unless indicated otherwise by Declaration or Bylaws, may be exercised by the Board of Directors:

- 5.1.1. Any and all powers, rights and privileges which a corporation organized under Chapter 617, Florida Statutes, may have or exercise;
- 5.1.2. Any and all powers, rights and privileges which a homeowners' association under Chapter 720, Florida Statutes, could have or exercise if Chapter 720 was applicable to the Association and Property. Notwithstanding such reference, the Association and Property are not subject to Chapter 720. Such reference does not subject the Association to Chapter 720, impose upon the Association the rights or obligations of a homeowners' association under Chapter 720, or subject the Property to the provisions of Chapter 720;
- 5.1.3. The powers necessary or desirable to perform all obligations and duties of the Association and to exercise all rights and powers of the Association as set forth in the Declaration or as set forth in the Bylaws, and as the same may be amended from time to time as therein provided including, without limitation, the following:
 - 5.1.3.1. To fix, levy, collect and enforce payment of, by any lawful means, all charges or Assessments payable to the Association pursuant to the terms of the Declaration. Without limiting the foregoing, the Association shall levy and collect adequate Assessments against Members of the Association for the costs of maintenance and operation of the Stormwater Management System. Such Assessment shall be used for the maintenance and repair of the Stormwater Management System and mitigation or preservation areas, including but not limited to work within retention areas, drainage structures and drainage easements.
 - 5.1.3.2. To pay all expenses in connection therewith and all office and other expenses incident to the conduct of the business of the Association, including all licenses, taxes or governmental charges levied or imposed against property of the Association;
 - 5.1.3.3. To acquire (by gift, purchase or otherwise), manage, control, own, hold, improve, build upon, operate, maintain, convey, sell, lease, transfer, dedicate for public use or otherwise dispose of real or personal property subjected to the Declaration or any other property for which the Association by rule, regulation, Declaration or contract has a right or duty to provide such services;
 - 5.1.3.4. To borrow money, and as provided in the Declaration, Bylaws, or action of the Association, mortgage, pledge, deed in trust or hypothecate any or all of its real or personal property as security for money borrowed or debts incurred;
 - 5.1.3.5. To dedicate, sell or transfer all or any part of the Common Area to any public agency, authority or utility as set forth in the Declaration;

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- 5.1.3.6. To enter into, make, perform, or enforce contracts of every kind and description, and to perform all other acts necessary, appropriate, or advisable in carrying out any purpose of the Association, with or in association with any other association, corporation, or other entity or agency, public or private, including contracts for services to provide for operation and maintenance of the Common Areas;
- 5.1.3.7. To enforce covenants, conditions, or restrictions affecting any property to the extent the Association may be authorized to do so under the Declaration or Bylaws;
- 5.1.3.8. To engage in activities which will actively foster, promote, and advance the interests of owners of real property subject to the Declaration;
- 5.1.3.9. To adopt the Bylaws as may be necessary or desirable for the proper management of the affairs of the Association; provided, however, such Bylaws may not be inconsistent with or contrary to any provisions of these Articles of Incorporation or the Declaration;
- 5.1.3.10. To establish rules and regulations governing membership or take any other actions necessary for the purposes for which the Association was organized;
- 5.1.3.11. To demonstrate that the land upon which the Stormwater Management System is located is owned or otherwise controlled by the Association to the extent necessary to operate and maintain the Stormwater Management System, or to convey the operation and maintenance to another entity. Specifically, and as set forth in the Declaration, portions of the land upon which the Stormwater Management System is located are owned by the Association, while other portions are owned by Owners but controlled by the Association pursuant to the provisions of the Declaration;
- 5.1.3.12. To own and convey property;
- 5.1.3.13. To operate and perform maintenance of the Common Areas as exempted or permitted by the Water Management District; and
- 5.1.3.14. To sue and be sued.
- 5.1.3.15. To contract for services to provide for operation and routine custodial maintenance of items to maintained by the Association.
- 5.2. The Association shall operate, maintain and manage the Stormwater Management System in a manner consistent with the requirements of the permit issued for such system by Southwest Florida Water Management District (the "District") and applicable District rules, and shall assist in the enforcement of the Declaration which relate to the Stormwater Management System.

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- 5.3. The Association shall levy and collect adequate assessments against Members of the Association for the costs of maintenance and operation of the Stormwater Management System. The assessments shall be used for the maintenance and repair of the Stormwater Management Systems and mitigation or preservation areas, including but not limited to work within retention areas, drainage structures and drainage easements.
- 5.4. The foregoing enumeration of powers shall not limit or restrict in any manner the exercise of other and future rights and powers which may now or hereafter be allowed or permitted by law; and the powers specified in each of the paragraphs of this Article are independent powers, not to be restricted by reference to or inference from the items of any other paragraph or provisions of this Article.

Article 6. MEMBERSHIP

- 6.1. Every Owner shall be a Member of the Association.
- 6.2. Voting Rights in Association.
- 6.2.1. Each Owner shall be entitled to one vote for each Commercial Site Unit it holds.
- 6.2.2. When more than one person holds an interest in a Lot, all such persons shall be Members. The vote for such Lot shall be exercised as they determine, but in no event shall such Lot have more votes than is set forth in paragraph 6.2.1. In the event not all of the Owners of a Lot can agree how to vote, no vote shall be cast for such Lot. The Association may conclusively rely on a vote cast by any of the Owners of a Lot as being authorized by all such Owners of such Lot unless the Association has been notified in writing to the contrary by one or more such Owners.
- 6.2.3. A Member must vote all of its votes for one position and may not split its votes.

Article 7. DIRECTORS

- 7.1. The method of election of Directors shall be stated in the Bylaws of the Association.
- 7.2. Until their successors are elected, the following persons shall serve as Directors:
- 7.2.1.1. Harvey W. Vandeven;
- 7.2.1.2. Matthew P. Fabian; and
- 7.2.1.3. Ryan Nash.

Article 8. DISSOLUTION OF THE ASSOCIATION

- 8.1. Existence of the Association shall commence with the filing of these Articles of Incorporation with the Secretary of State, Tallahassee, Florida. The Association shall exist in perpetuity.
- 8.2. In the event of termination, dissolution or final liquidation of the Association, the responsibility for the operation and maintenance of the Stormwater Management System

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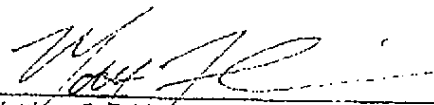
must be transferred to and accepted by an entity which would comply with Rule 62-330.310, F.A.C., and Applicant's Handbook Volume I, Section 12.3.4, and be approved by the Water Management District prior to such termination, dissolution or liquidation.

- 8.3. Except as set forth in paragraph 8.2 above, upon dissolution, the Association's assets (including any real property and improvements thereon) remaining after payment to creditors and payment of all costs and expenses relating to such dissolution shall be distributed in the following priority:
- 8.3.1. To any municipal or governmental authority which is willing to accept such assets; and, if none, then
- 8.3.2. To the Members in such proportions as they agree upon or, failing such agreement, in such proportions as are determined by a Court having jurisdiction thereof.

Article 9. AMENDMENT

- 9.1. These Articles may be amended only as follows:
- 9.1.1. The Board shall adopt a resolution setting forth the proposed amendment and directing that it be submitted to a vote at a Meeting of Members which may be either the Annual Meeting or a special meeting. Any number of proposed amendments may be submitted to the Members and voted upon by them at one meeting.
- 9.1.2. Written notice setting forth the proposed amendment or a summary of the changes to be effected thereby shall be given to each Owner within the time and in the manner provided in the Bylaws for the giving of notice of meetings of Members.
- 9.1.3. At such meeting a vote shall be taken on the proposed amendment(s). The proposed amendment(s) shall be adopted upon receiving the affirmative vote of two thirds (2/3) of all votes of the Members of the Association (i.e. not just the Members present at the meeting).
- 9.2. An amendment may be adopted by a written statement (in lieu of a meeting) signed by all Members of the Association and all members of the Board setting forth their intention that an amendment to the Articles be adopted.

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 23rd day of AUGUST, 2024.


Matthew P. Fabian

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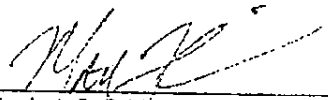
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ACCEPTANCE OF REGISTERED AGENT

Having been named as registered agent for the above-named Association, at the place designated in the foregoing Articles of Incorporation, I hereby accept such designation and agree to act in such capacity, and I further agree to comply with the provisions of all statutes relative to the proper and complete performance of my duties, as registered agent.


Matthew P. Fabian
Registered Agent
Date: 8/23/24

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