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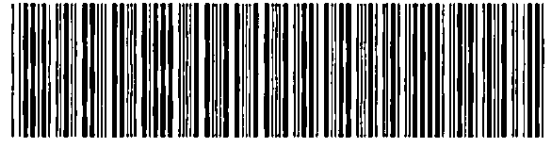
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Thank you!

ARTICLES OF INCORPORATION
OF
BRANDON TOWN CENTER LAND CONDOMINIUM ASSOCIATION, INC.
(a corporation not-for-profit)

All terms used in these Articles of Incorporation of Brandon Town Center Land Condominium Association, Inc. (these "Articles") will have the same meaning as the identical terms used in the Declaration of Condominium for Brandon Town Center Land Condominium (the "Master Condominium Declaration"), unless the context otherwise requires.

ARTICLE I

Name

The name of the corporation will be Brandon Town Center Land Condominium Association, Inc. For convenience, this corporation will be referred to in these Articles as the "Master Condominium Association."

ARTICLE II

Purposes

1. The purpose for which the Master Condominium Association is organized is to manage, operate and maintain a nonresidential (commercial) land condominium to be known as Brandon Town Center Land Condominium ("Condominium") in accordance with the Master Condominium Declaration and for any other lawful purpose.

2. The Master Condominium Association is a not-for-profit corporation and has no capital stock and will not make any distribution of income or profit to its members, directors or officers.

ARTICLE III

Powers

1. The Master Condominium Association will have all of the common law and statutory powers of a corporation not-for-profit, as provided in Chapter 617, *Florida Statutes*, and of a nonresidential (commercial) condominium association, as provided in Chapter 718, *Florida Statutes*, which are not otherwise prohibited by the terms of these Articles, together with such additional specific powers as are contained in the Bylaws or Master Condominium Declaration, and all other powers reasonably necessary to implement the purpose of the Master Condominium Association.

2. All funds and the titles to all property acquired by the Master Condominium Association and the proceeds thereof must be held only for the benefit of the members in accordance with the provisions of the Master Condominium Documents.

3. The powers of the Master Condominium Association will be subject to and will be exercised in accordance with the provisions of the Master Condominium Declaration.

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ARTICLE IV

Members

The qualifications of members, the manner of their admission to the Master Condominium Association, and voting by members will be as follows:

1. All Owners are members of this Master Condominium Association, and no other persons or entities are entitled to membership. Each Master Unit shall be allocated those numbers of votes in the Master Condominium Association in accordance with the Bylaws, which votes shall be cast by the Owner of each Master Unit, or if a Master Unit is subjected to a Sub-Declaration, the Sub-Association for that Master Unit.

2. Changes in membership in the Master Condominium Association will be established by the recording in the Public Records of Hillsborough County, Florida, of a deed or other instrument establishing a change of record title to a Master Unit or Sub-Unit and the delivery to the Master Condominium Association of a copy of such recorded instrument. The new Owner designated by such instrument will thereby become a member of the Master Condominium Association. The membership of the prior Owner will be thereby terminated.

3. The share of a member in the funds and assets of the Master Condominium Association cannot be assigned, hypothecated or transferred in any manner except as an appurtenance to the member's Master Unit or Sub-Unit, as applicable.

ARTICLE V

Directors

1. The affairs of the Master Condominium Association will be managed by a board of directors of three (3) directors as will be determined by the Bylaws.

2. Directors of the Master Condominium Association will be appointed or elected at the annual meeting of the members in the manner determined by the Bylaws.

ARTICLE VI

Indemnification

Every director and every officer of the Master Condominium Association must be indemnified by the Master Condominium Association against all expenses and liabilities, including attorneys' and other professionals' fees, reasonably incurred by or imposed upon such officer or director in connection with any proceeding to which they may be a party, or in which such officer or director may become involved by reason of their being or having been a director or officer at the time such expenses are incurred, except in such cases wherein the director or officer is adjudged guilty of willful misfeasance or malfeasance in the performance of their duties; provided, that in the event of a settlement, the indemnification herein will apply only when the Board has approved such settlement and reimbursement as being in the best interests of the Master Condominium Association. The foregoing indemnification will be in addition to and not exclusive of all other rights to which such director or officer may be entitled.

ARTICLE VII

Bylaws

The Bylaws will be adopted by the Board and may be altered, amended or rescinded as provided in the Bylaws.

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ARTICLE VIII

Amendments

Amendments to these Articles will be proposed and adopted in the following manner:

1. Notice of the subject matter of a proposed amendment must be included in the notice of any meeting at which a proposed amendment is considered.
2. Until the first election of a majority of directors by members other than the Developer, proposal of an amendment and approval thereof will require the affirmative action of a majority of the entire membership of the Board, and no meeting of the members nor any approval thereof is required, unless such meeting or approval is required by the Master Condominium Declaration or Chapter 718.
3. After the first election of a majority of directors by members other than the Developer, a resolution approving a proposed amendment may be made by either two (2) of the three (3) Board members or by a majority of the total votes in the Master Condominium Association at a duly called meeting of the Master Condominium Association, and after being proposed and approved by one of such bodies, requires the approval of the other body. If the proposed amendment is material and adverse to one or more Master Units, the amendment must be approved by two-thirds (2/3rds) (instead of a majority) of the total votes in the Master Condominium Association. Directors and the members not present at the meeting considering the amendment may express their approval in writing ten (10) days after such meeting.
4. Once adopted, an amendment will be effective when filed with the Secretary of State of the State of Florida and recorded in the Public Records of Hillsborough County, Florida.
5. Notwithstanding the foregoing, these Articles may be amended by the Developer as may be required by any governmental entity; as may be necessary to conform these Articles to any governmental statutes; as may be in the best interests of the Master Condominium Association; or as the Developer may deem appropriate, in its sole discretion, to carry out the purposes of the project and to expand or enhance the Master Condominium.

ARTICLE IX

Term

The Master Condominium Association and its governing provisions shall exist in perpetuity; provided, however, the Master Condominium Association and its governing provisions will be terminated by the termination of the Master Condominium in accordance with the Master Condominium Declaration. In the event of termination, dissolution or final liquidation of the Master Condominium Association, then the responsibility for the operation and maintenance of the Surface Water Management System, to the extent the Master Condominium Association is responsible for same, must be transferred to and accepted by an entity approved in writing by the Southwest Florida Water Management District prior to such termination, dissolution or liquidation.

ARTICLE X

Incorporator

The name and address of the incorporator to these Articles are as follows:

Name

Address

Ronald Gaither

1331 South Killian Drive, Suite A, Lake Park, Florida 33403

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ARTICLE XI

Registered Agent

The Master Condominium Association hereby appoints Ronald Gaither as its initial Registered Agent to accept service of process within this state, with the initial Registered Office located at 1331 South Killian Drive, Suite A, Lake Park, Florida 33403.


ARTICLE XII

Principal Office

The address of the principal office of the Master Condominium Association is at 1331 South Killian Drive, Suite A, Lake Park, Florida 33403, or at such other place as may be subsequently designated by the Board. All books and records of the Master Condominium Association shall be kept at its principal office or at such other place as may be permitted by Chapter 718.

IN WITNESS WHEREOF the incorporator has hereto affixed to these Articles of Incorporation of Brandon Town Center Land Condominium Association, Inc. the incorporator's signature this 3rd day of October, 2024.

By:


Ronald Gaither, Incorporator

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REGISTERED AGENT CERTIFICATE

Having been designated as registered agent to accept service of process for Brandon Town Center Land Condominium Association, Inc. within the State of Florida, 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 relative to the proper and complete performance of my duties, and I am familiar with and accept the obligation of my position as registered agent.

By: Ronald Gaither
(Signature)

10/3/2024
(Date)

Name: Ronald Gaither

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