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SECRETARY OF STATE
TALLAHASSEE, FLORIDA

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T.J.H.
11/24/24

COVER LETTER

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

SUBJECT: Sunbridge Business Park Property Owners 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: James Pratt

Name (Printed or typed)

2600 W. Executive Pkwy., Suite 400

Address

Lehi, UT 84043

City, State & Zip

801-736-4388

Daytime Telephone number

jpratt@kmcclaw.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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SECRETARY OF STATE
TALLAHASSEE, FLORIDA

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

The undersigned incorporator, whose name and address appears below, desiring to form a not-for-profit corporation under the provisions of Chapter 617 of the laws of the State of Florida, does hereby adopt the following Articles of Incorporation.

ARTICLE I

Name and Principal Address

The name of this corporation shall be Sunbridge Business Park Property Owners Association, Inc. (the “**Association**”) and its principal address shall be c/o Land Reserve, Inc., 51 S. Main Street, Suite 300, Salt Lake City, Utah 84111.

ARTICLE II

Term and Commencement

The Association shall have perpetual existence unless dissolved according to law. Corporate existence shall commence on November 14, 2024.

ARTICLE III

Definitions

All capitalized terms used herein which are not defined shall have the meaning assigned to them in the Declaration of Protective Covenants for Sunbridge Business Park recorded and to be recorded in the Public Records of Orange County, Florida, as amended and supplemented from time to time (the “**Declaration**”), unless the context indicates otherwise.

ARTICLE IV

Purposes

The purposes for which this Association is organized are the following, none of which shall be for profit:

(a) To perform all of the functions that are assigned to or reserved for the Association in the Declaration (as amended from time to time).

(b) To have and exercise all powers conferred on or allowed to a corporation organized under the Florida Not for Profit Corporation Act as currently in effect and as it may be amended.

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TALLAHASSEE, FLORIDA

ARTICLE V

Members

The qualifications for Members and the manner of their admission and expulsion shall be as required by the Declaration and bylaws, if any.

ARTICLE VI

Bylaws

The power to adopt, alter, amend or repeal bylaws shall be vested in the Board of Directors.

ARTICLE VII

Indemnification

In addition to any rights and duties under applicable law, this Association shall indemnify and hold harmless all of its directors, officers, employees and agents, and former directors, officers, employees and agents from and against all liabilities and obligations, including attorneys' fees and court costs, incurred in connection with any actions taken or failed to be taken by said directors, officers, employees and agents in their capacity as such except for willful misconduct or gross negligence.

ARTICLE VIII

Amendment

The Association reserves the right to amend or repeal any provision contained in these articles of incorporation, or any amendment hereto, and any right conferred on the Members is subject to this reservation. Consequently, a Member of the Association does not have a vested property right resulting from any provision in these Articles of Incorporation, including any provisions relating to management, control, purpose, or duration of the Association. Notwithstanding any of the foregoing, any amendment to these Articles of Incorporation is subject to the same requirements, limitations, and/or restrictions as apply to any amendment to the Declaration except that in lieu of recording any amendment in the Public Records of Orange County, Florida, such amendment shall be executed and delivered for filing in accordance with the provisions of Chapter 617 of the laws of the State of Florida.

ARTICLE IX

Board of Directors

The Directors of the Association shall be elected or appointed in the manner provided in the Bylaws.

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SECRETARY OF STATE
TALLAHASSEE, FLORIDA

ARTICLE X

Registered Office and Registered Agent

The street address of the initial registered office of this Association is 6972 Lake Gloria Blvd, Orlando, Florida 32809 and the name of the initial registered agent of this Association is Leland Management, Inc., a Florida corporation.

ARTICLE XI

Dissolution

Upon the dissolution of the Association, the Board of Directors shall, after paying or making provisions for the payment of all the liabilities of the Association, dispose of all of the assets of the Association exclusively for one or more of the purposes of the Association, which may include distribution to an organization or organizations organized and operated exclusively for one or more of such purposes, or shall distribute all of the assets of the Association to the federal governmental, or to a state or local government, for a public purpose. Any assets not so disposed of shall be disposed of by the Circuit Court of the county in which the principal office of the Association is then located, exclusively for such purposes or to such organization or organizations, as said Court shall determine, which are organized and operated exclusively for one or more of the purposes of the Association.

Notwithstanding anything in these Articles of Incorporation to the contrary, in the event of termination or final liquidation of the Association, the responsibility for the operation and maintenance of the Surface Water or Stormwater Management Systems must be transferred to and accepted by an entity which would comply with Section 40C-42.027, F.A.C., and approved in writing by the St. Johns River Water Management District and/or South Florida Water Management District as the case may be.

ARTICLE XII

Incorporator

The name and address of the undersigned incorporator is as follows:

James R. Pratt
2600 W. Executive Pkwy., Suite 400
Lehi, Utah 84043

[SIGNATURE APPEARS ON THE FOLLOWING PAGE]

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2024 NOV 19 PM 4:11
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

IN WITNESS WHEREOF, for the purpose of forming this non-profit corporation under the laws of the State of Florida, the undersigned, constituting the incorporator of this Association, has executed these Articles of Incorporation this 13th day of November, 2024.



Name: James R. Pratt

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

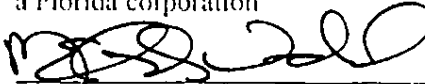
In compliance with Section 48.091 and 617.0501, Florida Statutes, the following is submitted:

Sunbridge Business Park Property Owners Association, Inc., desiring to organize under the laws of the State of Florida, as a Florida corporation not for profit, has named and designated Leland Management, Inc., a Florida corporation, as its registered agent to accept service of process within the State of Florida with its registered office located at 6972 Lake Gloria Blvd, Orlando, Florida 32809.

ACKNOWLEDGMENT:

Having been named as registered agent to accept service of process for the above-stated corporation, at the place designated in this Certificate, the undersigned, hereby agrees to act in this capacity, and agrees to comply with the provisions of all statutes relating to the proper and complete performance of my duties, and the undersigned is familiar with and accepts the obligations of its position of registered agent.

LELAND MANAGEMENT, INC.,
a Florida corporation


Print Name: Melanie Vidal
Title: Director

Date: 11/18/2024

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SECRETARY OF STATE
TALLAHASSEE, FLORIDA

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STATE
SECRETARY
TALLAHASSEE, FLORIDA

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SECRETARY OF STATE
TALLAHASSEE, FLORIDA
4859-2456-7933.v6

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REGISTERED AGENT/REGISTERED OFFICE**

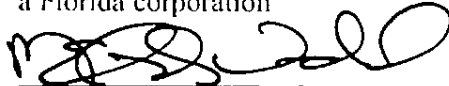
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LELAND MANAGEMENT, INC.,
a Florida corporation



Print Name: Melanie Vidal

Title: Director

Date: 11/18/2024

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