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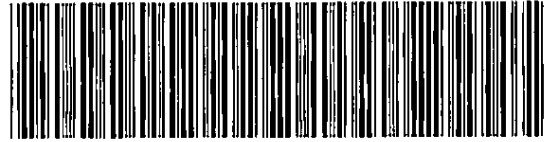
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CAPITAL CONNECTION, INC.

417 E. Virginia Street, Suite 1 • Tallahassee, Florida 32301
(850) 224-8870 • 1-800-342-8062 • Fax (850) 222-1222

Forest Acres Professional Properties Association Inc

Please Debit FCA000000003 For: 70

Thank you Seth Neeley



Signature

Requested by:

Name

Date

Time

Walk-In

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Art of Inc. File _____
LTD Partnership File _____
Foreign Corp. File _____
L.C. File _____
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Merger File _____
Art. of Amend. File _____
RA Resignation _____
Dissolution / Withdrawal _____
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Cert. Copy _____
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Certificate of Good Standing _____
Certificate of Status _____
Certificate of Fictitious Name _____
Corp Record Search _____
Officer Search _____
Fictitious Search _____
Fictitious Owner Search _____
Vehicle Search _____
Driving Record _____
UCC 1 or 3 File _____
UCC 11 Search _____
UCC 11 Retrieval _____
Courier _____

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ARTICLES OF INCORPORATION
OF
FOREST ACRES PROFESSIONAL PROPERTIES ASSOCIATION, INC.
(a Corporation Not-for-Profit)

The undersigned do hereby associate themselves for the purpose of forming a corporation not for profit as allowed by Chapter 617 of the Florida Statutes. Pursuant to the provisions and laws of the State of Florida, we certify as follows:

**ARTICLE I-NAME AND PRINCIPAL
PLACE OF BUSINESS OF THE CORPORATION**

The name of this corporation, hereinafter called the "Association," shall be FOREST ACRES PROFESSIONAL PROPERTIES ASSOCIATION, INC. Its initial principal office and place of business shall be at 5831 Beverly Drive, Hudson FL 34667. The Board of Directors of the Association may from time to time move the principal office of the Association to any other address in the State of Florida.

ARTICLE II- PURPOSE

The purpose for which the Association is organized is to provide for the preservation of the values, beneficial uses, environmental protections, and functional desirability of the property known as "Forest Acres Professional Properties," which is a commercial property, and in order to provide for the administration and maintenance of certain portions of said real property and for the enforcement of the covenants and restrictions contained in the Declaration of Covenants and Restrictions for Forest Acres Professional Properties.

ARTICLE III - POWERS

The powers of the Association shall include and be governed by the following provisions:

3.1 The Association shall have all of the common law and statutory powers of a corporation not for profit under Florida law not in conflict with the terms of these Articles of Incorporation.

3.2 The Association shall have all of the powers and duties set forth in Section 617.0302, Florida Statutes, the Declaration of Covenants and Restrictions for Forest Acres Professional Properties ("Declaration of Covenants") and these Articles of Incorporation. In the event of a conflict between these powers and Chapter 617, these Articles shall prevail.

3.3 The powers of the Association shall be subject to and shall be exercised in accordance with the provisions of the Declaration of Covenants and the Bylaws.

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3.4 Notwithstanding anything herein to the contrary, the Association shall exercise only such powers as are in furtherance of the exempt purposes of organizations set forth in Section 501(c)(7) of the Internal Revenue Code and its regulations as the same now exist or as they may be hereinafter amended from time to time.

3.5 These Articles of Incorporation shall not be construed to give the Association any powers not authorized by Section 617.0302, Florida Statutes.

ARTICLE IV – MEMBERSHIP

The members of the Association shall consist of all the owners of property in Forest Acres Professional Properties.

ARTICLE V - TERM OF EXISTENCE

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 have perpetual existence.

ARTICLE VI - NAMES AND RESIDENCES OF SUBSCRIBERS

The names and addresses of the subscribers of these Articles are as follows:

<u>Name</u>	<u>Address</u>
Terry Fitchett	5831 Beverly Drive Hudson, FL 34667
Dan Shanahan	10010 SR 52 Hudson, FL 34669
Alexandra Fitchett	5831 Beverly Drive Hudson, FL 34667

ARTICLE VI - OFFICERS

6.1 The officers of the Association shall consist of a President, a Vice-President, Secretary, Treasurer, and any assistants to such officers as the Board of Directors may deem appropriate from time to time.

6.2 The names of the officers who are to serve until the first election are:

Title	Name	Address
President	Terry Fitchett	5831 Beverly Drive Hudson, FL 34667
Vice President	Dan Shanahan	10010 SR 52 Hudson, FL 34669
Secretary	Alexandra Fitchett	5831 Beverly Drive Hudson, FL 34667
Treasurer	Dan Shanahan	10010 SR 52 Hudson, FL 34669

ARTICLE VII – BOARD OF DIRECTORS

7.1 The affairs of the Association shall be managed by a Board of Directors:

7.2 The Association directors shall be elected at the annual meeting of the members of the Association in the manner provided by the Bylaws.

7.3 The names and addresses of the members of the first Board of Directors of the Association who shall hold office until their successors are elected and have qualified, or until removed, are as follows:

Terry Fitchett	5831 Beverly Drive Hudson, FL 34667
Dan Shanahan	10010 SR 52 Hudson, FL 34669
Alexandra Fitchett	5831 Beverly Drive Hudson, FL 34667

ARTICLE VIII - BYLAWS

The Bylaws of the Association are to be made or approved by the Board of Directors initially and thereafter may be amended, altered, modified or rescinded by the action or approval of the Board of Directors of the Association. The manner of altering, modifying, amending, or rescinding the Bylaws shall be provided for in the Bylaws.

ARTICLE IX - AMENDMENTS TO THESE ARTICLES

9.1 Amendments to these Articles of Incorporation shall be proposed to the membership of the Association in writing. A majority affirmative vote of the total number of votes in the Association shall be necessary to amend these Articles of Incorporation.

9.2 No amendment shall be made that is in conflict with the Declaration of Covenants.

ARTICLE X - MEMBER VOTING

10.1 Each property owner shall have one (1) vote. All votes may be exercised or cast in such manner as may be provided in the Bylaws of the Association.

10.2 Votes may be cast either in person or by proxy. All proxies must be in writing and filed with the Secretary before the convening for each meeting. Any proxy given shall be effective only for the specific meeting for which originally given and any lawfully adjourned meeting thereof.

ARTICLE XI - ADDITIONAL PROVISIONS

11.1 The Association shall not be operated for profit. No dividend shall be paid, and no part of the income of the Association shall be distributed to its members, directors, officers, or members.

11.2 Every member of the Board of Directors and every officer of the Association shall be indemnified by the Association against all expenses and liabilities, including attorney's fees reasonably incurred by or imposed upon him or her in connection with any proceeding or any settlement of any proceeding to which he or she may be a party, or in which he or she may become involved, by reason of his or her being, or having been, a member of the Board of Directors, or officer of the Association except in such cases wherein the director, or officer is adjudged guilty of willful misfeasance or malfeasance in the performance of his or her duties, whether or not he or she is a member of the Board of Directors or officer at the time such expenses are incurred.

ARTICLE XII - SEVERABILITY

Should any paragraph, sentence, phrase, or portion thereof, of any provision of these Articles or of the Bylaws or rules and regulations be held invalid, it shall not affect the validity of the remaining parts thereof or of the remaining instruments.

ARTICLE XIII - APPOINTMENT OF INITIAL AGENT FOR SERVICE OF PROCESS

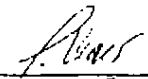
Pursuant to Section 48.091, Florida Statutes, Terry Fitchett, is appointed agent for service of process upon FOREST ACRES PROFESSIONAL PROPERTIES ASSOCIATION, INC.

IN WITNESS WHEREOF, the subscribing incorporators have hereunto set their hands and seals and caused these Articles of Incorporation to be executed this 17th day of January, 2025.

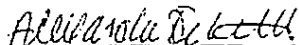
WITNESSES:

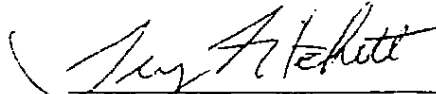

Printed Name: TERRY FITCHETT



Alexandra Fitchett


Printed Name: Eric Davis

WITNESSES:


Printed Name: Alexandra Fitchett


Terry Fitchett


Printed Name: Eric Davis

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STATE OF FLORIDA
COUNTY OF PASCO

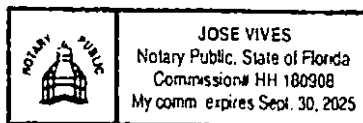
The foregoing instrument was acknowledged before me by their Physical Presence: [x] OR Online Notarization: [] this 17th day of January, 2025, by Alexandra Fitchett who is personally known to me or produced Florida DL as identification.

WITNESS my hand and seal the day and year last above written.

[Signature]
Notary Public

My commission expires:

Sept 30, 2025



STATE OF FLORIDA
COUNTY OF PASCO

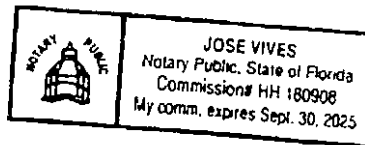
The foregoing instrument was acknowledged before me by their Physical Presence: [x] OR Online Notarization: [] this 17th day of January, 2025, by Terry Fitchett who is personally known to me or produced Florida DL as identification.

WITNESS my hand and seal the day and year last above written.

[Signature]
Notary Public

My commission expires:

Sept 30, 2025



IN WITNESS WHEREOF, the subscribing incorporators have hereunto set their hands and seals and caused these Articles of Incorporation to be executed this 23rd day of JANUARY, 2025.

WITNESSES:

[Signature]
Printed Name: NAOIA SIDDIK

[Signature]
Dan Shanahan

[Signature]
Printed Name: MUZNA SIDDIK

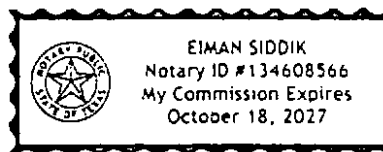
STATE OF TEXAS
COUNTY OF HARRIS

The foregoing instrument was acknowledged before me by their Physical Presence: ☒ OR Online Notarization: ☐ this 23rd day of JANUARY, 2025, by Dan Shanahan who is personally known to me or produced TX DRIVER LICENSE as identification.

WITNESS my hand and seal the day and year last above written.

[Signature]
Notary Public

My commission expires: OCTOBER 18, 2027



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CERTIFICATE OF DESIGNATION

REGISTERED AGENT/REGISTERED OFFICE

Pursuant to the provisions of Section 48.091 Florida Statutes, the undersigned corporation, organized under the laws of the State of Florida, submits the following statement in designating the registered office/registered agent, in the State of Florida.

1. The name of the corporation is:

FOREST ACRES PROFESSIONAL PROPERTIES ASSOCIATION, INC.

2. The name and address of the registered agent and office is:

Terry Fitchett
5831 Beverly Drive
Hudson, FL 34667

SIGNATURE: 

Dan Shanahan

TITLE: Vice President

DATE: 1-23-25

HAVING BEEN NAMED AS REGISTERED AGENT AND TO ACCEPT SERVICE OF PROCESS FOR THE ABOVE STATED CORPORATION AT THE PLACE DESIGNATED IN THIS CERTIFICATE, 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, RELATING TO THE PROPER AND COMPLETE PERFORMANCE OF MY DUTIES, AND I AM FAMILIAR WITH AND ACCEPT THE OBLIGATIONS OF MY POSITION AS REGISTERED AGENT.

SIGNATURE: 

Terry Fitchett

DATE: 1/17/2025