

N96000003461

OFFICE USE ONLY (Document #)

ANN HILL/SMITH & THOMPSON, P.A.

(Requestor's Name)

3520 Thomasville Road, 4th Floor

(Address)

Tallahassee, Florida 32308 893-4105

(City, State, Zip)

(Phone #)

300001075220

06/25/96 01117 001

***122.50 ***122.50

OFFICE USE ONLY

CORPORATION NAME(S) & DOCUMENT NUMBER(S) (if known):

1. Career Building Owners Association
(Corporation Name) (Document #)

2. _____
(Corporation Name) (Document #)

3. _____
(Corporation Name) (Document #)

4. _____
(Corporation Name) (Document #)

☒ Walk in ☐ Pick up time _____

☐ Certified Copy

☐ Mail out ☐ Will wait

☐ Photocopy

☐ Certificate of Status

NEW FILINGS	
<input type="checkbox"/>	Profit
<input checked="" type="checkbox"/>	NonProfit
<input type="checkbox"/>	Limited Liability
<input type="checkbox"/>	Domestication
<input type="checkbox"/>	Other

AMENDMENTS	
<input type="checkbox"/>	Amendment
<input type="checkbox"/>	Resignation of R.A., Officer/Director
<input type="checkbox"/>	Change of Registered Agent
<input type="checkbox"/>	Dissolution/Withdrawal
<input type="checkbox"/>	Merger

OTHER FILINGS	
<input type="checkbox"/>	Annual Report
<input type="checkbox"/>	Fictitious Name
<input type="checkbox"/>	Name Reservation

REGISTRATION/ QUALIFICATION	
<input type="checkbox"/>	Foreign
<input type="checkbox"/>	Limited Partnership
<input type="checkbox"/>	Reinstatement
<input type="checkbox"/>	Trademark
<input type="checkbox"/>	Other

Examiner's Initials

W96-13516
513, 634, 626
Call when
Ready



FLORIDA DEPARTMENT OF STATE

Sandra B. Mortham
Secretary of State

June 26, 1996

ANN HILL
SMITH & THOMPSON, P.A.
3520 THOMASVILLE RD., 4TH FLOOR
TALLAHASSEE, FL 32308

SUBJECT: CAREER BUILDING OWNERS ASSOCIATION
Ref. Number: W96000013516

We have received your document for CAREER BUILDING OWNERS ASSOCIATION and your check(s) totaling \$122.50. However, the enclosed document has not been filed and is being returned for the following correction(s):

Section 617.0202(d), Florida Statutes, requires the manner in which directors are elected or appointed be contained in the articles of incorporation. A statement making reference to the bylaws is acceptable.

Please return your document, along with a copy of this letter, within 60 days or your filing will be considered abandoned.

If you have any questions concerning the filing of your document, please call (904) 487-6926.

Sheldon Bream
Document Specialist

Letter Number: 796A00031700



FLORIDA DEPARTMENT OF STATE
Sandra B. Mortham
Secretary of State

June 25, 1996

ANN HILL
SMITH & THOMPSON, P.A.
3520 THOMASVILLE RD., 4TH FLOOR
TALLAHASSEE, FL 32308

SUBJECT: CAREER BUILDING OWNERS ASSOCIATION
Ref. Number: W96000013516

We have received your document for CAREER BUILDING OWNERS ASSOCIATION and your check(s) totaling \$122.50. However, the enclosed document has not been filed and is being returned for the following correction(s):

The name of the corporation must contain a corporate suffix. This suffix may be: CORPORATION, CORP., INCORPORATED, or INC. Sections 617.0401(1)(a) and 617.1506(1), Florida Statutes, prohibits the use of the word COMPANY or CO. in the name of a non-profit corporation.

According to section 607.0202(1)(b) or 617.0202(1)(b), Florida Statutes, you must list the corporation's principal office, and if different, a mailing address in the document. If the principal address and the registered office address are the same, please indicate so in your document.

Section 617.0202(d), Florida Statutes, requires the manner in which directors are elected or appointed be contained in the articles of incorporation. A statement making reference to the bylaws is acceptable.

Please return your document, along with a copy of this letter, within 60 days or your filing will be considered abandoned.

If you have any questions concerning the filing of your document, please call (904) 487-6926.

Sheldon Bream
Document Specialist

Letter Number: 496A00031526

**ARTICLES OF INCORPORATION
CAREER BUILDING OWNER'S ASSOCIATION, INC.**

ARTICLE I - NAME

We, the undersigned, STANLEY KEITH DAVIDSON, GENE L. DAVIDSON, being natural persons of the age of twenty-one years or more and citizens of the United States, for the purpose of forming a corporation under the "General Not-For-Profit Corporation Act" of the State of Florida adopt the following articles of incorporation:

The name of the corporation is:

CAREER BUILDING OWNERS ASSOCIATION, INC.

ARTICLE II - DURATION

The period of duration of the corporation is: Perpetual

ARTICLE III - REGISTERED AGENT

The address of its initial registered office in the State of Florida is: 1761 W. Hillsboro Boulevard, Suite 326, Deerfield Beach, FL 33442 and the name of its initial registered agent at that address is: Darryl G. Davidson, Esq. The principal address is the same as the registered address.

A copy of the Statement of Acceptance of Registered Agent is attached hereto as Exhibit 1.

ARTICLE IV - BOARD OF DIRECTORS/OFFICERS

The first board of directors shall be three in number, their names and addresses being as follows:

Stanley K. Davidson
702 South Ride
Tallahassee, FL 32302

Cindy Davidson
702 South Ride
Tallahassee, FL 32302

FILED
96 JUN 28 11 00 AM
TALLAHASSEE, FL

Gene L. Davidson
429 Audubon Drive
Tallahassee, FL 32312

The manner of election of directors is referred to in the bylaws.
The initial officers of the Association shall be:

Stanley K. Davidson, President
702 South Ride
Tallahassee, FL 32302

Gene L. Davidson, Secretary/Treasurer
429 Audubon Drive
Tallahassee, FL 32312

ARTICLE V - PURPOSE

The purposes for which the corporation is organized are: To maintain, operate and manage a condominium commercial building and improvements situated at 313 Williams Street, Tallahassee, Florida, and in furtherance of those purposes to exercise all the powers permitted to be exercised by not-for-profit corporations under the Florida General Not-For-Profit Corporation Act.

The purpose or purposes for which the corporation is organized are:

- (1) To maintain and administer the community properties and facilities of a commercial condominium community;
- (2) To administer and enforce the covenants and restrictions and to collect and disburse the assessments and charges of the commercial condominium community;
- (3) To conduct such services, duties and functions strictly on a nonprofit basis for the mutual benefit of all owners within the commercial condominium community.

ARTICLE VI - CORPORATE POWERS

I. The Association shall have those powers as specifically provided in Section 617.0302, Florida Statutes as they are amended from time to time. The corporate powers include but are not limited to:

- (1) Have succession by its corporate name for the period set forth in its articles of incorporation.
- (2) Sue and be sued and appear and defend in all actions and proceedings in

its corporate name to the same extent as a natural person.

(3) Adopt, use, and alter a common corporate seal. However, such seal must always contain the words "corporation not for profit."

(4) Elect or appoint such officers and agents as its affairs shall require and allow them reasonable compensation.

(5) Adopt, change, amend, and repeal bylaws, not inconsistent with law or its articles of incorporation, for the administration of the affairs of the corporation and the exercise of its corporate powers.

(6) Increase, by a vote of its members cast as the bylaws may direct, the number of its directors so that the number shall not be less than three but may be any number in excess thereof.

(7) Make contracts and incur liabilities, borrow money at such rates of interest as the corporation may determine, issue its notes, bonds, and other obligations, and secure any of its obligations by mortgage and pledge of all or any of its property, franchises, or income

(8) Conduct its affairs, carry on its operations, and have offices and exercise the powers granted by this act in any state, territory, district, or possession of the United States or any foreign country.

(9) Purchase, take, receive, lease, take by gift, devise, or bequest, or otherwise acquire, own, hold, improve, use, or otherwise deal in and with real or personal property, or any interest therein, wherever situated.

(10) Acquire, enjoy, utilize, and dispose of patents, copyrights, and trademarks and any licenses and other rights or interests thereunder or therein.

(11) Sell, convey, mortgage, pledge, lease, exchange, transfer, or otherwise dispose of all or any part of its property and assets.

(12) Purchase, take, receive, subscribe for, or otherwise acquire, own, hold, vote, use, employ, sell, mortgage, lend, pledge, or otherwise dispose of and otherwise use and deal in and with, shares and other interests in, or obligations of, other domestic or foreign corporations, whether for profit or not for profit, associations, partnerships, or individuals, or direct or indirect obligations of the United States, or of any other government, state, territory, governmental district, municipality, or of any instrumentality thereof.

(13) Lend money for its corporate purposes, invest and reinvest its funds, and take and hold real and personal property as security for the payment of funds loaned or invested except as prohibited by s. 617.0833.

(14) Make donations for the public welfare or for religious, charitable, scientific, educational, or other similar purposes.

(15) Have and exercise all powers necessary or convenient to effect any or all of the purposes for which the corporation is organized.

(16) Merge with other corporations both for profit and not for profit, domestic and foreign, if the surviving corporation is a corporation not for profit.

II. Additionally, the Association shall have those emergency powers provided for in Section 617.0303, Florida Statutes as they are amended from time to time.

ARTICLE VII - MEMBERS

I. The members of the Career Building Owners Association shall consist of the respective unit owners of the property located at 303 Williams Street, Tallahassee, Florida, in accordance with the respective percentages of ownership interest in the common elements of the property owned by the respective unit owners, as these terms are defined in the declaration of condominium ownership for the Career Building Owners Association, which declaration will be recorded in the office of the Recorder of Deeds of Leon County, Florida.

II. The membership of each unit owner shall terminate when he or she ceases to be a unit owner, and upon the sale, transfer or other disposition of his or her ownership interest in the property, his or her membership in the association shall automatically be transferred to the new unit owner succeeding to the ownership interest.

III. The aggregate number of votes for all unit owners shall be twelve (12), which shall be divided among the respective unit owners in accordance with their respective percentages of ownership interest in the common elements. If any unit owner consists of more than one person, the voting right of the unit owner shall not be divided but shall be exercised as if the unit owner consisted of only one person in accordance with the proxy or other designation made by the persons constituting the unit owner.

IV. A quorum of unit owners for any meeting shall be constituted by unit owners represented in person or by proxy and holding 30% of the votes entitled to be cast at the meeting.

ARTICLE VIII - AMENDMENT

Amendments to these Articles of Incorporation may not be made by less


than a majority of the voting entire voting interest of the Association.

ARTICLE IX - EFFECTIVE DATE

The effective date of these Articles of Incorporation shall be immediately upon filing.

ARTICLE X - INCORPORATOR

The name and address of the incorporator is W. Crit Smith, 3520 Thomasville Road, 4th Floor, Tallahassee, Florida 32308.

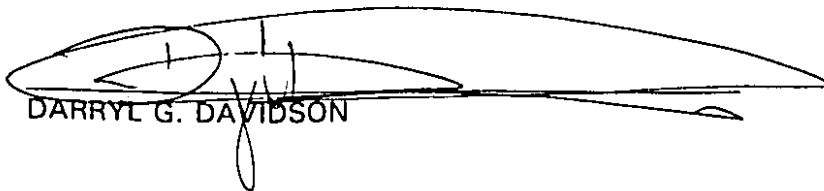


W. CRIT SMITH

EXHIBIT 1

STATEMENT OF ACCEPTANCE OF REGISTERED AGENT

1. My name is Darryl G. Davidson, Esq. and my address is 1761 W. Hillsboro Boulevard, Suite 326, Deerfield Beach, FL 33442.
2. I have accepted the position of Registered Agent for the CAREER BUILDING OWNERS ASSOCIATION, INC.
3. I hereby am familiar with and accept the duties and responsibilities as registered agent for said corporation.


DARRYL G. DAVIDSON

FILED
96 JUN 28 11 00