

N98000004497

TRANSMITTAL LETTER

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

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-07/31/98--01049--001
*****70.00 *****70.00

SUBJECT: Metro Center 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

☐ \$122.50
Filing Fee
& Certified Copy

☐ \$131.25
Filing Fee,
Certified Copy
& Certificate

ADDITIONAL COPY REQUIRED

FROM: T. Michael Woods, Esquire
Name (Printed or typed)

1407 E. Robinson St.
Address

Orlando, FL 32801
City, State & Zip

(407) 894-5599
Daytime Telephone number

DIVISION OF CORPORATIONS
TALLAHASSEE, FLORIDA

98 JUL 31 AM 9:34

FILED

NOTE: Please provide the original and one copy of the articles.

Handwritten initials and date: 8-5-98

FILED
98 JUL 31 AM 9:34
DIVISION OF CORPORATIONS
TALLAHASSEE, FLORIDA

ARTICLES OF INCORPORATION
OF
METRO CENTER PROPERTY OWNERS' ASSOCIATION, INC.

A Florida Corporation Not for Profit

The undersigned subscriber to these Articles of Incorporation, desiring to form a corporation under the laws of the State of Florida, does hereby accept all of the rights and privileges, benefits and obligations conferred and imposed by said laws and does hereby adopt the following Articles of Incorporation as the Charter of the Corporation hereby organized.

ARTICLE I

NAME

The name of the corporation shall be Metro Center Property Owners' Association, Inc.

ARTICLE II

PRINCIPAL PLACE OF BUSINESS AND MAILING ADDRESS

The principal place of business and mailing address of this corporation shall be 908 South Delaney Avenue, Orlando, Florida 32806.

ARTICLE III

DURATION

This corporation shall have perpetual existence, commencing upon the filing of these Articles of Incorporation with the Department of State, State of Florida.

ARTICLE IV

PURPOSES

This Corporation is organized for the purpose of engaging in any lawful purposes or purposes not for pecuniary profit permitted to a corporation organized under the Florida Not For Profit Corporation Act, as in effect from time to time; and specifically to hold title to real property owned by the Association, to develop and maintain said property for the benefit of the members of the Association, to collect and pay ad valorem taxes thereon, to levy, collect, and enforce assessments for the actual costs of such activities in accordance with the By-Laws of the Association.

ARTICLE V

POWERS

The Corporation shall have all the powers set forth in the Florida Not For Profit Corporation Act, as in effect from time to time, and including but not limited to the following powers, all of which shall be exercised exclusively in connection with the promoting or carrying out of the purposes of the Corporation:

(a) to undertake, either alone or in conjunction or cooperation with others, any lawful acts and things and engage in any and all lawful activities which may be necessary, useful, suitable or desirable for the furtherance of any or all of the purposes for which the Corporation is organized and to aid or assist other organizations, the activities of which are such as to further any of such purposes;

(b) to operate, maintain and manage the surface water or storm water management systems in a manner consistent with the South Florida Water Management District permit no. 48-00493-5/Orlando Center dated September 14, 1989, requirements and applicable District rules, and shall

assist in the enforcement of the Declaration of covenants and Restrictions which relate to the surface water or storm water management systems.

ARTICLE VI

INITIAL REGISTERED AGENT AND STREET ADDRESS

The street address of the initial registered office of this Corporation is 908 South Delaney Avenue, Orlando, Florida 32806. The name of the initial Registered Agent of the Corporation at that address is Daryl M. Carter.

ARTICLE VII

MANNER OF ELECTION OF DIRECTORS

This corporation shall have three (3) Directors initially, who will serve until replaced, or as otherwise provided by the By-Laws as may be adopted by the Directors. The Directors shall manage the operations of the Corporation. The names and addresses of the initial Directors of this Corporation are:

Daryl M. Carter	908 South Delaney Avenue, Orlando, Florida
Jeffrey R. Douglas	908 South Delaney Avenue, Orlando, Florida
Pamela Lee Wray	908 South Delaney Avenue, Orlando, Florida

The number of directors may either be increased or decreased from time to time by action by the Board of Directors or as may be provided in the By-Laws, but in no event shall the number of Directors at any time be less than required under the Florida Not For Profit Corporation Act in effect from time-to-time.

ARTICLE VIII
INCORPORATORS

The names and street addresses of the incorporators for these Articles of Incorporation and the initial officers of the Corporation are as follows:

Daryl M. Carter, President	908 South Delaney Avenue, Orlando, Florida 32806
Jeffrey R. Douglas, Vice President	908 South Delaney Avenue, Orlando, Florida 32806
Pamela L. Wray, Secretary/Treasurer	908 South Delaney Avenue, Orlando, Florida 32806

ARTICLE IX
PROSCRIBED ACTIVITIES

Section 1. The Corporation is nonprofit and in no event shall any part of its net earnings inure to the benefit of, or be distributable to any of its members, Directors or officers, or to other private persons, except that the Corporation shall be authorized and empowered to pay reasonable compensation for services rendered and to make payments and distributions in furtherance of the purposes for which the Corporation is organized.

Section 2. The Corporation shall not have or issue shares of stock or pay dividends.

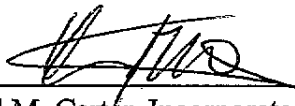
ARTICLE X
DISSOLUTION OF THE CORPORATION

In the event of termination, dissolution, or final liquidation of the Corporation, a plan of distribution of the assets shall be adopted in accordance with the laws of the State of Florida, and shall provide for the distribution of the Corporation's assets remaining, after the payment of all its

debts and obligations, in accordance with the provisions of the Florida Not For Profit Corporation Act and as may be provided in the By-Laws.

Any plan for termination, dissolution, or final liquidation of the Association shall provide that the responsibility for the operation and maintenance of the surface water or storm water management system must be transferred to and accepted by an entity which would comply with Section 40C-42.027, F.A.C., and be approved by the St. Johns River Water Management District prior to such termination, dissolution or liquidation.

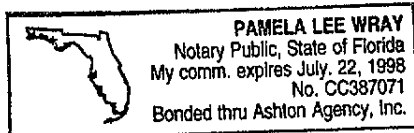
The undersigned incorporator has executed these Articles of Incorporation this the 26th day of June, 1998.

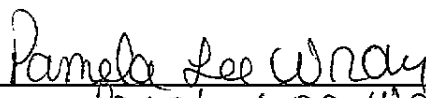


Daryl M. Carter, Incorporator

STATE OF FLORIDA
COUNTY OF ORANGE

Sworn to and subscribed before me this 26th day of June 1998, by Daryl M. Carter.
He is personally known to me or has produced _____ as
identification.






Print Name: Pamela Lee Wray
NOTARY PUBLIC
Commission Number: CC 387071

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

Pursuant to the provisions of Section 617.0501, 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 Metro Center Property Owners' Association, Inc.
2. The name and address of the registered agent and office is: Daryl M. Carter, 5038 Oak Island Road, Orlando, Florida 32809.

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.



Daryl M. Carter

6/26/98
Date

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98 JUL 31 AM 9:34
DIVISION OF CORPORATIONS
TALLAHASSEE, FLORIDA