



CUSTOM HOMES

N990000002556

April 5, 1999

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

000002833050--4

-04/08/99--01048--004

*****87.50 *****87.50

Subject: Plaza 27 Property Owner's Association, Inc.

Enclosed is an original and one (1) copy of the articles of incorporation and a check for:

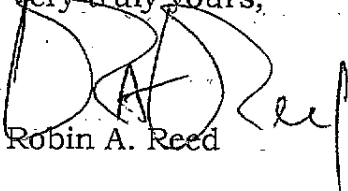
\$87.50, which we understand includes the Filing Fee, Certified Copy and Certificate of Status.

Please return these documents to:

Robin A. Reed
4212 Commercial Drive
Sebring, Florida 33870
941-382-2036

Thank you for your help in this matter.

Very truly yours,


Robin A. Reed

Enclosure

FILED
99 APR 22 AM 9:30
SECRETARY OF STATE
TALLAHASSEE FLORIDA





FLORIDA DEPARTMENT OF STATE

Katherine Harris
Secretary of State

April 13, 1999

ROBIN A. REED
4212 COMMERCIAL CENTER DRIVE
SEBRING, FL 33870

SUBJECT: PLAZA 27 PROPERTY OWNER'S ASSOCIATION, INC.
Ref. Number: W99000008749

We have received your document for PLAZA 27 PROPERTY OWNER'S ASSOCIATION, INC. and your check(s) totaling \$87.50. 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 or a statement that the method of election of directors is as stated in the bylaws.

Please return the original and one copy of 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 (850) 487-6933.

Dana Calloway
Document Specialist

Letter Number: 399A00018651

**ARTICLES OF INCORPORATION OF
PLAZA 27 PROPERTY OWNER'S ASSOCIATION, INC.**
a Florida Corporation Not-For-Profit

FILED
99 APR 22 AM 9:30
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

In compliance with the requirements of the laws of the State of Florida, the undersigned hereby, for the purpose of forming a corporation not-for-profit, certifies:

ARTICLE I: Name and Duration

The name of the corporation is Plaza 27 Property Owner's Association, Inc., a Florida corporation not-for-profit, hereinafter, the "Association". This corporation shall exist perpetually.

ARTICLE II: Initial Registered Office and Agent

The initial registered office of the Association is located at 4212 Commercial Drive, Sebring, Florida 33872. The initial registered agent at said office is Jeffrey E. Futch.

ARTICLE III: Purpose of the Association

The Association does not contemplate pecuniary gain or profit to the members thereof. The specific purposes for which it is formed are to enforce the rules, regulations and restrictions provided for in the Declaration of Restrictions, hereinafter "Declaration" for a commercial development located on US 27, in Sebring, commonly known as Plaza 27 Office Park, with such Declaration incorporated herein by reference, and filed in the Public Records of Highlands County, Florida.

ARTICLE IV: Powers of the Association

The Association shall have all the powers and duties reasonably necessary to operate and maintain the Association, including, but not limited to, the following:

- a. To exercise all of the powers and privileges and to perform all of the duties and obligations of the Association as set forth in the Declaration;

- b. To have and to exercise and all powers, rights and privileges which a corporation not-for-profit organized under the laws of the State of Florida may now or hereafter have or exercise;
- c. To promulgate or enforce rules, regulations, bylaws, covenants, restrictions or agreements, and to effectuate and take any other action as necessary for the purposes for which the Association is organized.

ARTICLE V: Membership and Voting Rights

The fee-simple owners of all building space, hereinafter "parcels", included in the Declaration shall be members of the Association. Membership shall be appurtenant to and may not be separated from ownership of any parcel. There shall be only one class of voting membership. For every one (1) square foot of rentable or gross space available for occupancy in a parcel a member shall receive one (1) vote. When more than one (1) person holds an interest in any parcel, all such persons shall be members, and the vote(s) for such parcel shall be exercised as they determine, so long as the total aggregate vote(s) for such parcel do not exceed the total rentable or gross space available for occupancy in the parcel. It is expected that there will be 9,150 total votes available, allocated as follows:

Space A	3,090
Space B	2,040
Space C	1,020
Space D	1,020
Space E	1,980

ARTICLE VI: Board of Directors

The affairs of this Association shall be managed by a Board of Directors consisting of not less than three (3) nor more than five (5) persons who need not be members of the Association. The first Board shall consist of the three (3) members shown below. These Directors shall serve until the first election of Directors, and any vacancies in their number occurring before the first election shall be filled by the remaining Directors. The manner in which Directors are elected or appointed is detailed in the Bylaws of the Association.

The initial Board of Directors consists of the following:

<u>Name</u>	<u>Address</u>	<u>Term Expires</u>
Jeffrey E. Futch	4212 Commercial Dr. Sebring, Florida 33872	12-31-2002
Eric K. Moore	3730 Creekside Drive Sebring, Florida 33872	12-31-2003
Robin A. Reed	3755 Rodeo Drive South Sebring, Florida 33872	12-31-2001

ARTICLE VII: Officers

The Board of Directors shall elect a President, Secretary-Treasurer and as many Vice-Presidents and other officers as the Board of Directors shall, from time to time, determine.

The names and addresses of the Officers who shall serve until the Board designates their successors are as follows:

<u>Name</u>	<u>Address</u>	<u>Office</u>
Jeffrey E. Futch	4212 Commercial Dr. Sebring, Florida 33872	<i>President</i>
Eric K. Moore	3730 Creekside Drive Sebring, Florida 33872	<i>Secretary and Treasurer</i>

ARTICLE XIII: Bylaws

The original Bylaws of the Association shall be adopted by a majority vote of the Directors. Thereafter, the Bylaws of the Association may be amended, alter or rescinded at a regular or special meeting of the members by a majority vote.

ARTICLE IX: Indemnification of Officers and Directors

The Association shall and does hereby indemnify and hold harmless every Director and every Officer, their heirs, executors and administrators, against all loss, cost and expense reasonably incurred in connection with any action, suit or proceeding to which he may be made a party by reason of his being or having been a Director or Officer of the Association, including reasonable counsel fees, except to matters

wherein he shall be finally adjudged in such action, suit or proceeding to be liable for or guilty of gross negligence or willful misconduct. The foregoing rights shall be in addition to, and not exclusive of, all other rights to which such Director or Officer may be entitled.

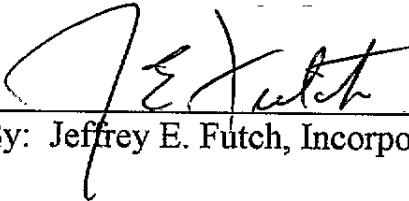
ARTICLE X: Special Transactions

No contract or transaction between the Association and one (1) or more of its Directors or Officers, or between the Association and any other corporation, partnership, association, or other organization in which one (1) or more of its officers or directors are Officer or Directors of this Association shall be invalid, void or voidable solely for this reason, or solely because the Officer or Director is present at, or participates in, meetings of the Board of Committee thereof which authorized the contract or transaction, or solely because said Officers' or Directors' votes are counted for such purposes. No Director or Officer of the Association shall incur liability by reason of the fact that said Director or Officer may be interested in any such contract or transaction. Interested Directors may be counted in determining the presence of a quorum at a meeting of the Board of Directors or of a Committee, which authorized the contract or transactions.

ARTICLE XI: Definitions

Words and phrases used herein shall have the meanings prescribed in Section 617.301, Florida Statutes.

IN WITNESS WHEREOF, for the purpose of forming this corporation under the laws of the State of Florida, I the undersigned, constituting the incorporator of this Association, have executed these Articles of Incorporation this 6 day of April, 1999.


By: Jeffrey E. Futch, Incorporator

STATE OF FLORIDA
COUNTY OF HIGHLANDS

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the County aforesaid to take acknowledgments, personally appeared Jeffrey E. Futch. Such person is:

- ☒ personally known to me.
☐ produced a current driver license
☐ produced _____ as identification.

WITNESS my hand and official seal in the County and State last aforesaid this 6th day of April, 1999.

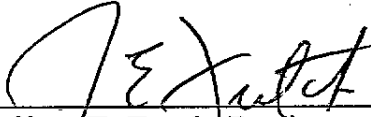
(NOTARY PUBLIC SEAL)



"OFFICIAL SEAL"
Catherine Lynn Drew
My Commission Expires 5/16/2000
Commission #CC 555509

ACKNOWLEDGMENT

Having been named to accept service of process for the above stated Corporation, at the place designated in this Certificate, I hereby state that I am familiar with, and agree to accept, the obligations of that position, including, but not limited to, the provisions of Florida Statutes relative to keeping open said office.


By: Jeffrey E. Futch, Registered Agent

FILED
99 APR 22 AM 9:30
SECRETARY OF STATE
TALLAHASSEE FLORIDA