



THE UNITED STATES CORPORATION COMPANY

N 9900004570

FILED 99 JUL 28 PM 2:51 SECRETARY OF STATE TALLAHASSEE, FLORIDA

ACCOUNT NO. : 072100000032

REFERENCE : 322434 4732230

AUTHORIZATION :

Patricia Pujat

COST LIMIT : \$ 78.75

ORDER DATE : July 28, 1999

ORDER TIME : 11:43 AM

ORDER NO. : 322434-005

000002944010--4

CUSTOMER NO: 4732230

CUSTOMER: Lawrence C. Callaway, Iii, Esq AYRES CLUSTER CURRY MCCALL & AYRES CLUSTER CURRY MCCALL & P. O. Box 1148

Ocala, FL 34478

RECEIVED

99 JUL 28 PM 12:51

DEPARTMENT OF STATE DIVISION OF CORPORATIONS TALLAHASSEE, FLORIDA

DOMESTIC FILING

NAME: SW 17TH STREET INDUSTRIES PARK PROPERTY OWNERS ASSOCIATION, INC.

EFFECTIVE DATE:

- XX ARTICLES OF INCORPORATION CERTIFICATE OF LIMITED PARTNERSHIP

PLEASE RETURN THE FOLLOWING AS PROOF OF FILING:

- XX CERTIFIED COPY PLAIN STAMPED COPY CERTIFICATE OF GOOD STANDING

CONTACT PERSON: Ta-tanisha Green

EXAMINER'S INITIALS:

PH 8/2/99

W99-17552



FLORIDA DEPARTMENT OF STATE  
Katherine Harris  
Secretary of State

July 29, 1999

**RESUBMIT**

Please give original  
submission date as file date.

CSC NETWORKS  
1201 HAYS ST  
TALLAHASSEE, FL 32301

SUBJECT: SW 17TH STREET INDUSTRIAL PARK PROPERTY OWNERS  
ASSOCIATION, INC.  
Ref. Number: W99000017552

We have received your document for SW 17TH STREET INDUSTRIAL PARK  
PROPERTY OWNERS ASSOCIATION, INC. and the authorization to debit your  
account in the amount of \$78.75. However, the document has not been filed and  
is being returned for the following:

Please correct Article 5, section 1 to not less than three directors.

If you have any further questions concerning your document, please call (850)  
487-6915.

Pamela Hall  
Document Specialist

Letter Number: 799A00038603

RECEIVED  
99 JUL 30 PM 3:59  
DEPARTMENT OF STATE  
TALLAHASSEE, FLORIDA

FILED

99 JUL 28 PM 2: 51

SECRETARY OF STATE,  
TALLAHASSEE, FLORIDA

**ARTICLES OF INCORPORATION  
OF  
SW 17<sup>TH</sup> STREET INDUSTRIAL PARK PROPERTY OWNERS ASSOCIATION, INC.  
A Florida Corporation Not for Profit**

The undersigned, acting as incorporator of the non-profit corporation under Chapter 617 of the Florida Statutes, does hereby adopt the following Articles of Incorporation for such Corporation:

**ARTICLE ONE  
NAME**

The name of the corporation is SW 17<sup>TH</sup> Street Industrial Park Property Owners Association, Inc. ("Association").

**ARTICLE TWO  
DURATION**

The corporation shall have perpetual duration.

**ARTICLE THREE  
PURPOSES AND POWERS**

1. The corporation does not contemplate pecuniary gain or profit, direct or indirect, to its members. By way of explanation and not of limitation, the purposes for which it is formed are:

A. To be and constitute the Association to which reference is made in the Declaration of Restrictive Covenants of SW 17<sup>th</sup> Street Industrial Park, as recorded in Official Records Book 1622, Pages 1719 through 1725 of the Public Records of Marion County, Florida (hereinafter "Declaration").

B. To perform all obligations and duties of the Association and to exercise all rights and powers of the Association, as specified in the Declaration, in the By-Laws and as provided by law.

C. To provide an entity for the furtherance of the interests of the owners of Lots (as defined in the Declaration) that are subject to the Declaration.

2. In furtherance of its purposes, the Corporation shall have the following powers, which, unless indicated otherwise by the Declaration or By-Laws, may be exercised by the Board of Directors:

A. All of the powers conferred upon corporations not for profit by common law and the statutes of the State of Florida in effect from time to time.

B. All of the powers necessary or desirable to perform the obligations and duties and to exercise the rights and powers set out in these Articles, the By-Laws or the Declaration, including without limitation, the following:

(1) To fix and to collect assessments or other charges to be levied against the Lots;

(2) To manage, control, operate, maintain, repair and improve property and facilities, and property acquired by the Corporation or any property owned by another for which the Corporation, by rule, regulation, covenant or contract, has a right or duty to provide such services;

(3) To enforce covenants, conditions or restrictions affecting any property to the extent the Association may be authorized to do so under the Declaration or By-Laws;

(4) To purchase or otherwise acquire, sell or otherwise dispose of, mortgage or otherwise encumber, exchange, lease, hold, use, operate and otherwise deal in and with real, personal and mixed property of all kinds and any right or interest therein for any purpose of the Corporation;

(5) To borrow money for any purpose, subject to limitations contained in the By-Laws;

(6) To enter into, make, perform or enforce contracts of every kind and description; and to do all other acts necessary, appropriate or advisable in carrying out any purpose of the Association with or in association with any corporation or other entity or agency, public or private;

(7) To adopt, alter and amend, or repeal such By-Laws as may be necessary or desirable for the proper management of the affairs of the Association; provided, however, that such By-Laws may not be inconsistent with or contrary to any provision of the Declaration; and

The foregoing enumeration of powers shall not limit or restrict in any manner the exercise of other and further rights and powers which may now or hereafter be allowed or permitted by law; and the powers specified in each of the paragraphs of this ARTICLE THREE are independent powers, not to be restricted by reference to or inference from the terms of any other sub-paragraph or provision of this ARTICLE THREE.

#### **ARTICLE FOUR** **MEMBERSHIP**

1. The Corporation shall be a Membership Corporation without certificates or shares of stock.

2. The Corporation shall have a single class of membership consisting of the record owners of Lots within SW 17<sup>th</sup> Street Industrial Park (each hereinafter being referred to as an "Owner" or a "Lot Owner"). There shall be one (1) vote for each Lot.

**ARTICLE FIVE  
BOARD OF DIRECTORS**

1. The business and affairs of the Corporation shall be conducted, managed and controlled by a Board of Directors. The Board shall consist of not less than three (3) nor more than five (5) members; the specific number to be set from time to time as provided in the By-Laws.

2. The initial Board of Directors, who shall serve until the first appointment or election of Directors, are as follows:

<u>Name</u>	<u>Address</u>
James A. Bailey	4809 East County Road 466 Oxford, Florida 34484
C. Winston Bailey, Jr.	4809 East County Road 466 Oxford, Florida 34484
Annette M. Miller	4809 East County Road 466 Oxford, Florida 34484

At the first annual meeting of the membership, and at each annual meeting of the membership thereafter, all Directors shall be elected. The Board may delegate such operating authority to such companies, individuals or committees as it, in its discretion, may determine.

**ARTICLE SIX  
DISSOLUTION**

The Corporation may be dissolved only as provided in the Declaration, By-Laws and by the Laws of the State of Florida.

**ARTICLE SEVEN  
AMENDMENTS**

These ARTICLES may be amended as provided by Section 617.01, Florida Statutes, provided no amendment shall be in conflict with the ration and provided further no amendment shall be

effective to impair or dilute any rights of members that are governed by such Declaration.

**ARTICLE EIGHT**  
**OFFICERS AND OFFICES HELD**

The names of the original officers and the offices held by each of SW 17<sup>th</sup> Street Industrial Park Property Owners Association, Inc. shall be as follows:

President:	James A. Bailey
Vice President:	C. Winston Bailey, Jr.
Secretary:	Annette M. Miller
Treasurer:	Annette M. Miller

**ARTICLE NINE**  
**REGISTERED AGENT AND OFFICE**

The initial registered office of the Corporation is 4809 East County Road 466, Oxford, Florida 34484; and the initial Registered Agent at said address is James A. Bailey.

**ARTICLE TEN**  
**INCORPORATOR**

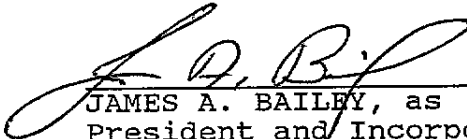
The names and addresses of the Incorporators of the Corporation are as follows:


<u>Name</u>	<u>Address</u>
James A. Bailey	4809 East County Road 466 Oxford, Florida 34484
C. Winston Bailey, Jr.	4809 East County Road 466 Oxford, Florida 34484
Annette M. Miller	4809 East County Road 466 Oxford, Florida 34484

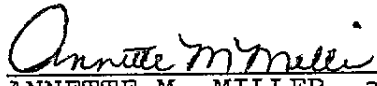
**ARTICLE ELEVEN  
PRINCIPAL OFFICE**

The Corporation's principal office is located at 4809 East County Road 466, Oxford, Florida 34484; and the Corporation's mailing address is 4809 East County Road 466, Oxford, Florida 34484.

Executed this 22<sup>nd</sup> day of July, 1999

  
\_\_\_\_\_  
JAMES A. BAILEY, as  
President and Incorporator

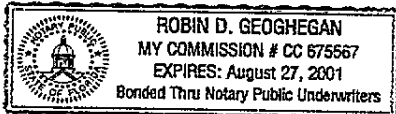
  
\_\_\_\_\_  
C. WINSTON BAILEY, JR. as  
Vice-President and Incorporator

  
\_\_\_\_\_  
ANNETTE M. MILLER, as  
Secretary, Treasurer and Incorporator



STATE OF FLORIDA  
COUNTY OF Sumter

The foregoing instrument was acknowledged before me this 22nd day of July, 1999, by JAMES A. BAILEY, as President and Incorporator, who is personally known to me or who produced \_\_\_\_\_ as identification.

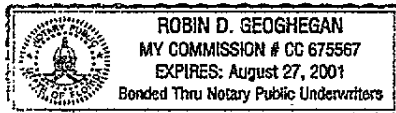


Robin D. Geoghegan  
Notary Public, State of Florida  
Name: Robin D. Geoghegan  
(Please Print or Type)  
Serial Number: CC 675567

My Commission Expires: 8-27-01

STATE OF FLORIDA  
COUNTY OF Sumter

The foregoing instrument was acknowledged before me this 22nd day of July, 1999, by C. WINSTON BAILEY, JR., as Vice-President and Incorporator, who is personally known to me or who produced \_\_\_\_\_ as identification.

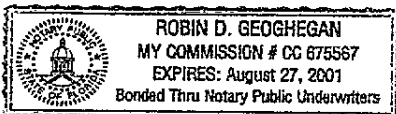


Robin D. Geoghegan  
Notary Public, State of Florida  
Name: Robin D. Geoghegan  
(Please Print or Type)  
Serial Number: CC 675567

My Commission Expires: 8-27-01

STATE OF FLORIDA  
COUNTY OF Sumter

The foregoing instrument was acknowledged before me this 22nd day of July, 1999, by ANNETTE M. MILLER, as Secretary, Treasurer and Incorporator, who is personally known to me or who produced \_\_\_\_\_ as identification.



Robin D. Geoghegan  
Notary Public, State of Florida  
Name: Robin D. Geoghegan  
(Please Print or Type)  
Serial Number: CC 675567

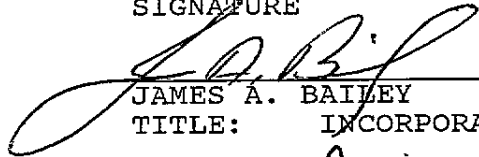
My Commission Expires: 8-27-01

CERTIFICATE DESIGNATING PLACE OF BUSINESS OR DOMICILE FOR THE  
SERVICE OF PROCESS WITHIN FLORIDA, NAMING AGENT UPON WHOM  
PROCESS MAY BE SERVED.

IN COMPLIANCE WITH SECTION 48.091, FLORIDA STATUTES, THE  
FOLLOWING IS SUBMITTED:

FIRST--THAT, SW 17<sup>TH</sup> STREET INDUSTRIAL PARK PROPERTY OWNERS  
ASSOCIATION, INC., DESIRING TO ORGANIZE OR QUALIFY UNDER THE LAWS  
OF THE STATE OF FLORIDA, WITH ITS PRINCIPAL PLACE OF BUSINESS, 4809  
EAST COUNTY ROAD 466, Oxford, FLORIDA 34484, HAS NAMED JAMES A.  
BAILEY, LOCATED AT 4809 EAST COUNTY ROAD 466, OXFORD, FLORIDA  
34484 AS ITS AGENT TO ACCEPT SERVICE OF PROCESS WITHIN FLORIDA.

SIGNATURE

  
\_\_\_\_\_  
JAMES A. BAILEY  
TITLE: INCORPORATOR

DATE: July 22, 1999

HAVING BEEN NAMED AS REGISTERED AGENT FOR THE ABOVE-STATED  
CORPORATION, I HEREBY CERTIFY THAT I AM FAMILIAR WITH THE DUTIES  
AND RESPONSIBILITIES OF THE REGISTERED AGENT, AND I HEREBY AGREE TO  
ACT IN THIS CAPACITY AND TO COMPLY WITH THE PROVISIONS OF ALL  
STATUTES RELATIVE TO THE PROPER AND COMPLETE PERFORMANCE OF MY  
DUTIES.

SIGNATURE

  
\_\_\_\_\_  
JAMES A. BAILEY

DATE: July 22, 1999

FILED  
99 JUL 28 PM 2:51  
SECRETARY OF STATE  
TALLAHASSEE, FLORIDA