

N99000006653

MORRISON & CONROY  
A PROFESSIONAL ASSOCIATION  
ATTORNEYS AT LAW

3838 TAMiami TRAIL NORTH, SUITE 402  
NAPLES, FLORIDA 34103  
(841) 649-5200

J. THOMAS CONROY, III  
BOARD CERTIFIED REAL ESTATE LAWYER  
KRISTIN M. CONROY, LI. M.  
DAVID N. MORRISON

TELECOPIER (841) 649-8140

October 25, 1999

Secretary of State  
The Division of Corporations  
409 East Gaines Street  
Tallahassee, Florida 32399

500003030665--3  
-11/01/99--01088--007  
\*\*\*\*\*78.75 \*\*\*\*\*78.75

Re: **Articles of Incorporation of Greyhound Commerce Park Property  
Owners Association / Non-profit corporation**

Dear Sir/Madam:

Enclosed please find the original and one copy of the Articles of Incorporation for the above-referenced non-profit corporation. Also enclosed is a check in the amount of Seventy-eight Dollars Seventy-five Cents (\$78.75) to cover the following costs:

1. \$35.00 - Filing Fee;
2. \$35.00 - Designation of Registered Agent;
3. \$ 8.75- Certified Copy of the Articles of Incorporation.

TOTAL AMOUNT DUE - \$ 78.75

Should you have any questions, please feel free to call. Otherwise, your prompt attention to this matter is appreciated.

FILED  
99 NOV 10 PM 12:04  
TALLAHASSEE, FLORIDA

Very truly yours,

MORRISON & CONROY, P.A.

Diane Whitacre  
Paralegal

Encl.

W-25209

ajc 11/2



FLORIDA DEPARTMENT OF STATE

Katherine Harris  
Secretary of State

November 2, 1999

DIANE WHITEACRE  
MORRISON & CONROY  
3838 TAMIAMI TR. NORTH, STE. 402  
NAPLES, FL 34103

SUBJECT: GREYHOUND COMMERCE PROPERTY OWNERS ASSOCIATION,  
INC.

Ref. Number: W99000025209

We have received your document for GREYHOUND COMMERCE PROPERTY OWNERS ASSOCIATION, INC. and your check(s) totaling \$78.75. However, the enclosed document has not been filed and is being returned for the following correction(s):

Section 617.0803, Florida Statutes, requires that the board of directors never have fewer than three directors.

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) 487-6878.

Alan Crum  
Document Specialist

Letter Number: 999A00052472

NOV - 5 1999

MORRISON & CONROY, P.A.

**ARTICLES OF INCORPORATION**

**GREYHOUND COMMERCE PARK PROPERTY OWNER'S ASSOCIATION, INC.**  
**(A Corporation Not for Profit)**

In order to form a corporation under the provisions of Chapter 617 of laws of the State of Florida for a formation of a corporation not for profit, we, the undersigned, hereinafter referred to as "Developer", hereby create a corporation for the purpose and with the powers herein mentioned.

**ARTICLE I**

NAME AND ADDRESS: The name of the corporation, herein called the "Association" is Greyhound Commerce Park Property Owner's Association, Inc., and its address is 2025 Laguna Way, Naples, Florida 34109

**ARTICLE II**

**PURPOSE AND POWERS:** The purpose for which the Association is organized is to provide an entity to administer, manage and operate Greyhound Commerce Park, located in Lee County, Florida.

The Association is organized and shall exist upon a non-stock basis as a non-profit corporation under the laws of the State of Florida, and no portion of any earnings of the Association shall be distributed or inure to the private benefit of any member, Director or Officer of the Association. For the accomplishment of its purposes, the Association shall have all of the common law and statutory powers and duties of a corporation not for profit under the laws of the State of Florida, except as limited or modified by these Articles, the Greyhound Commerce Park Declaration of Easements, Covenants and Restrictions (The "Declaration"), or the By-Laws of this Association, and it shall have all the powers and duties reasonably necessary to operate Greyhound Commerce Park pursuant to the Declaration as it may hereafter be amended, including but not limited to the following:

- A. To levy and collect assessments against Members of the Association to defray the costs, expenses and losses of the Association, and to use the proceeds of assessments in the exercise of its powers and duties.
- B. To own, lease, maintain, repair, replace, add to or operate the Common Areas, including without limitation entry medians, parking areas, front entrances and perimeter, street lighting and storm water management systems as permitted by the South Florida Water Management District or any other governmental agency.

99 MAY 11 PM 12:04  
FILED  
TALLAHASSEE, FLORIDA

- C. To purchase insurance upon the Common Areas for the protection of the Association and its members.
- D. To reconstruct improvements after casualty and to make further capital improvements or additions to the Properties.
- E. To make, amend and enforce reasonable rules and regulations governing the use of the Common Areas and the operation of the Association.
- F. To sue and be sued, and to enforce the provisions of the Declaration, these Articles and the By-Laws of the Association.
- G. To contract for the management and maintenance of the Common Areas and to delegate any powers and duties of the Association in connection therewith except such as are specifically required by the Declaration to be exercised by the Board of Directors or the membership of the Association.
- H. To employ accountants, attorneys, architects, and other professional personnel to perform the services required for proper operations of the Association.
- I. To borrow or raise money for any proposes of the Association, without limit as to amount; to draw, make, accept, endorse, execute and issue promissory notes, drafts, bills of exchange, warrants, bonds, debentures, and other negotiable or non-negotiable instruments and evidences of indebtedness; and to secure the payment of any thereof, and of the interest thereon, by mortgage, pledge, conveyance or assignment in trust, of the whole or any part of the rights or property of the Association.
- J. To enforce any of the obligations or requirements of the Greyhound Commerce Park Property Owners Association, Inc., a not-for-profit corporation.

All funds and the title to all property acquired by the Association shall be held for the benefit of the members in accordance with the provisions of the Declaration, these Articles of Incorporation and the By-Laws.

### ARTICLE III

#### MEMBERSHIP:

- A. The Members of the Association shall consist of all record owners of a fee simple interest in one or more Sites in Greyhound Commerce Park, excluding those who hold such interest merely as the security for the performance of an obligation, and as further provided in the By-Laws.

- B. Change of membership shall be established by recording in the Public Records of Lee County, Florida, a deed or other instrument transferring title, and by the delivery to the Association of a copy of such instrument.
- C. The share of a Member in the funds and assets of the Association cannot be assigned or transferred in any manner except as an appurtenance to his fee simple interest in a Site.
- D. The Members shall be entitled to the number of votes in Association matters as set forth in the Declaration and By-Laws. The manner of exercising voting rights shall be as set forth in the Declaration and By-Laws.

#### ARTICLE IV

**TERM:** The term of the Association shall be perpetual. In the event of dissolution, any portions of the Properties consisting of the storm water management system shall be conveyed to an appropriate agency or government. If not accepted, the system must be deeded to a Florida corporation not for profit which will accept responsibility.

#### ARTICLE V

**BY-LAWS:** The By-Laws of the Association shall be adopted by the Board of Directors and may be altered, amended, or rescinded in the manner provided therein.

#### ARTICLE VI

**AMENDMENTS:** Amendments to these Articles shall be proposed and adopted in the following manner:

- A. **Proposal:** Amendments to these Articles may be proposed either by a majority of the whole Board of Directors or by a petition signed by voting members representing at least two (2) of the four (4) voting interests of the Association. Once so proposed, the amendments shall be submitted to a vote of the members not later than the next annual meeting for which the proper notice can be given.
- B. These Articles of Incorporation may be amended by a vote of three (3) of the four (4) owners of Sites present and voting at a special or annual meeting. Any such amendment may also be approved in writing by a majority of the voting interests without a meeting. Notice of any proposed amendment must be given to the Members, and the notice must contain the text of the proposed amendment.
- C. An amendment shall become effective upon filing with the Secretary of State and recording a certified copy in the Public Records of Collier County, Florida.

## ARTICLE VII

### DIRECTORS AND OFFICERS:

1. A. While the Developer owns any units, all directors shall be appointed by the Developer.

B. The name and address of the initial Board of Directors are:

Emil Zmenak  
87 Lake Street  
Grimsby, Ontario L3M 2G6  
Canada

David Mola  
2025 Laguna Way  
Naples, Florida 34109

J. Thomas Conroy, III  
Morrison & Conroy, P.A.  
3838 Tamiami Trail North, Suite 402  
Naples, Florida 34103

2. A. After the Developer ceases to own any units, or at any time, at the sole option of Developer, all directors shall be elected by the unit owners.

B. The affairs of the Association will be administered by a Board of Directors consisting of the number of Directors determined by the By-Laws, but not less than three (3) Directors and in the absence of such determination shall consist of three (3) Directors.

C. Directors of the Association shall be elected by the members in the manner determined by the By-Laws. Directors may be removed and vacancies on the Board of Directors shall be filled in the manner provided by the By-Laws.

D. The business of the Association shall be conducted by the officers designated in the By-Laws. The Officers shall be elected by the Board of Directors at its first meeting following the annual meeting of the members of the Association and shall serve at the pleasure of the Board.

## ARTICLE VIII

**INDEMNIFICATION:** To the fullest extent permitted by Florida law, the Association shall indemnify and hold harmless every Director and Officer of the Association against all expenses and liabilities, including attorneys' fees, actually and reasonably incurred by or imposed on him in connection with any legal proceeding (or settlement or appeal of such proceedings) to which he may be a part because of his being or having been a Director or Officer of the Association. The foregoing right of indemnification shall not be available if a judgment or other final adjudication establishes that his actions or omissions to act were material to the cause adjudicated and involved:

- A. Willful misconduct or a conscious disregard for the best interest of the Association to procure a judgment in its favor.
- B. A violation of criminal law, unless the Director or Officer has no reasonable cause to believe his action was unlawful or had reasonable cause to believe his action was lawful.
- C. A transaction from which the Director or Officer derived an improper personal benefit.

In the event of a settlement or any dispute with respect to any indemnification, the right to indemnification shall not apply unless the Board of Directors approves such settlement or disposes of any such dispute as being in the best interest of the Association. The foregoing rights of indemnification shall be in addition to and not exclusive of all rights to which a Director or Officer may be entitled.

## ARTICLE IX

The principal office of the Association shall be located at 2025 Laguna Way, Naples, Florida 34109, but the Association may maintain offices and transaction business in other such places within or without the State of Florida as may from time to time be designated by the Board of Directors; furthermore, the Board of Directors may from time to time relocate the aforesaid principal office.

## ARTICLE X

The name and address of the subscriber to these Articles of Incorporation are as follows:

M & H Partnership, a Florida general partnership  
David Mola, President  
2025 Laguna Way  
Naples, Florida 34109

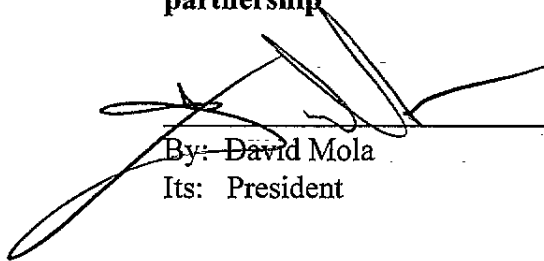
**ARTICLE XI**

The initial registered agent of the Association is J. Thomas Conroy, III and the street address of the initial registered office of the Association is, Morrison & Conroy, P.A., 3838 Tamiami Trail North, Suite 402, Naples, Florida 34103. This corporation shall have the right to change such registered agent and office from time to time as provided by law.

WITNESS WHEREOF, the subscriber has hereunto set her hand and seal this 27<sup>th</sup> day of October, 1999.

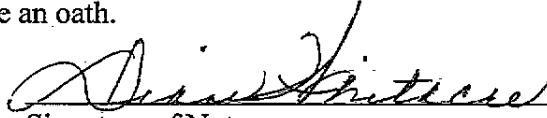
**SUBSCRIBER:**

**M&H Partnership, a Florida general partnership**

  
By: David Mola  
Its: President

STATE OF FLORIDA  
COUNTY OF COLLIER

The foregoing instrument was acknowledged before me this 27<sup>th</sup> day of October, 1999 by David Mola as President of M&H Partnership, a Florida general partnership on behalf of the partnership. He is personally known to me or who have produced \_\_\_\_\_ as identification and who did (did not) take an oath. NOTE: If a type of identification is not inserted in the blank provided, then the person(s) executing this instrument was personally known to me. If the words in the parenthetical "did not" are not circled, then the person(s) executing this instrument did take an oath.

  
Signature of Notary

Diane Whitacre

(Type or print Name of Notary)

Commission No.

My Commission Expires





**Acceptance of Designation  
Registered Agent/Registered Office**

I, the undersigned person, having been named as registered agent and to accept service of process for the above-stated corporation at the place designated in this statement, 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.



\_\_\_\_\_  
J. Thomas Conroy, III

Dated: 10/27/99

dw\Corp\Greyhound.owners

99 NOV 10 PM 12: 04  
FILED  
STATE OF FLORIDA  
TALLAHASSEE, FLORIDA