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## FLORIDA NON-PROFIT CORPORATION

### 14 COMMERCE CENTER COMMERCIAL WAREHOUSE CONDOMINIUM

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December 5, 2005

FLORIDA DEPARTMENT OF STATE  
Division of Corporations

WINDERWEEDLE, HAINES, WARD & WOODMAN, P.A.

SUBJECT: I-4 COMMERCE CENTER COMMERCIAL WAREHOUSE CONDOMINIUM ASSOCIATION, INC.  
REF: W05000053540

Please accept our apology for failing to mention this in our previous letter.

The person designated as incorporator in the document and the person signing as incorporator must be the same.

An effective date may be added to the Articles of Incorporation if a 2006 date is needed, otherwise the date of receipt will be the file date. A separate article must be added to the Articles of Incorporation for the effective date.

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Dale White  
Document Specialist  
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12/5/05  
Pl. see the attached corrected Articles.

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INDEX  
TO ARTICLES OF INCORPORATION  
OF

I-4 COMMERCE CENTER COMMERCIAL WAREHOUSE CONDOMINIUM  
ASSOCIATION, INC.

		<u>PAGE</u>
ARTICLE I.	NAME	1
ARTICLE II.	PURPOSE	1
ARTICLE III.	POWERS	1
ARTICLE IV.	MEMBERS	2
ARTICLE V.	EXISTENCE AND DURATION	3
ARTICLE VI.	LOCATION	3
ARTICLE VII.	DIRECTORS	3
ARTICLE VIII.	OFFICERS	4
ARTICLE IX.	SUBSCRIBERS	4
ARTICLE X.	BY-LAWS	5
ARTICLE XI.	INDEMNIFICATION	5
ARTICLE XII.	AMENDMENTS	5
ARTICLE XIII.	DISSOLUTION	6

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ARTICLES OF INCORPORATION  
OF

I-4 COMMERCE CENTER COMMERCIAL WAREHOUSE CONDOMINIUM  
ASSOCIATION, INC.  
(a corporation not for profit)

In order to form a corporation under and in accordance with the provisions of the laws of the State of Florida, for the formation of corporations not for profit, we, the undersigned, hereby associate ourselves into a corporation for the purpose and with the powers hereinafter mentioned; and to that end we do, by these Articles of Incorporation, set forth:

ARTICLE I

NAME

The name of the corporation shall be I-4 COMMERCE CENTER COMMERCIAL WAREHOUSE CONDOMINIUM ASSOCIATION, INC. The corporation shall be hereinafter referred to as the "Association".

ARTICLE II

PURPOSE

The purposes and objects of the Association shall be to administer the operation and management of a condominium to be established by I-4 COMMERCE CENTER, LLP a Florida limited liability partnership, hereinafter called Developer, the condominium complex to be established in accordance with the laws of the State of Florida upon the following described property, situate, lying and being in Orange County, Florida, to-wit:

SEE EXHIBIT "A" OF THE DECLARATION OF CONDOMINIUM INCORPORATED  
HEREIN BY REFERENCE AND MADE A PART HEREOF.

and to undertake the performance of the acts and duties incident to the administration of the operation and management of said condominium and in accordance with the terms, provisions, conditions and authorizations contained in these articles and which may be contained in the Declaration of Condominium for I-4 COMMERCE CENTER COMMERCIAL WAREHOUSE CONDOMINIUM ("Declaration of Condominium") which will be recorded in the Public Records of Orange County, Florida, at the time said property, and the improvements now or hereafter situate thereon are submitted to a plan of condominium ownership; and to own, operate, lease, sell, trade and otherwise deal with such property, whether real or personal, as may be necessary or convenient in the administration of said condominium. In addition, the Association shall represent the Owners of the Condominium as the Voting Member of the I-4 Commerce Center Phase II, Unit 1, Property Owners Association, Inc., the Master Association. The Association shall be conducted as a non-profit organization for the benefit of its members.

ARTICLE III

POWERS

The Association shall have the following powers:

A. All of the powers and duties granted to corporations and corporations not for profit as set forth in Chapters 617, Florida Statutes, except as expressly limited or restricted by the Florida Condominium Act, and all of the powers and privileges which may be granted unto said Association or exercised by it under any other applicable laws of the State of Florida.

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B. All of the powers reasonably necessary to implement and effectuate the purposes of the Association, including, but not limited to:

1. To make and establish reasonable rules and regulations governing the use of condominium units and the common elements in the condominium as said terms may be defined in the Declaration of Condominium.

2. To levy and collect assessments against members of the Association to defray the common expenses of the condominium as may be provided in the Declaration of Condominium and in the By-Laws of the Association which may be hereafter adopted, including the right to levy and collect assessments for the purposes of acquiring, operating, leasing, and otherwise trading and dealing with such property, whether real or personal, including the units in the condominium, which may be necessary or convenient in the operation and management of the condominium, and in accomplishing the purposes set forth in the Declaration of Condominium.

3. To maintain, repair, replace, operate and manage the condominium and the property comprising same, including the right to reconstruct improvements after casualty and to make further improvement of the condominium property.

4. To contract for the management and maintenance of the condominium and to authorize a management agent to assist the Association in carrying out its powers and duties by performing such functions as the collection of assessments, preparation of records, enforcement of rules and maintenance of the common elements. The Association shall, however, retain at all times the powers and duties granted them by the Condominium Act, including, but not limited to the making of assessments, promulgation of rules and execution of contracts on behalf of the Association.

5. To enforce the provisions of the Declaration of Condominium, these Articles of Incorporation, the By-Laws of the Association which may be hereafter adopted, and the rules and regulations governing the use of the condominium as the same may be hereafter established.

6. To acquire title to property or otherwise hold, convey, lease, and mortgage association property for the use and benefit of its members. The power to acquire personal property shall be exercised by the Board of Directors. Except as otherwise permitted in subsections (8) and (9) of Section 718.111, Florida Statutes, and in Section 718.114, Florida Statutes, the Association may not acquire, convey, lease, or mortgage association real property except in the manner provided in the Declaration of Condominium, and if the Declaration of Condominium does not specify the procedure, then approval of 75 percent of the total voting interests shall be required.

7. To exercise, undertake and accomplish all of the rights, duties and obligations which may be granted to or imposed upon the Association pursuant to the Declaration of Condominium.

8. The Association shall operate, maintain and manage the surface water or stormwater management system(s) in a manner consistent with the St. Johns River Water Management District permit requirements and applicable District rules, and shall assist in the enforcement of the Declaration of Condominium which relate to the surface water or stormwater management system.

9. The Association shall levy and collect adequate assessments against members of the Association for the costs of maintenance and operation of the surface water or stormwater management system.

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ARTICLE IV

MEMBERS

The qualification of the members, the manner of their admission to membership and termination of such membership, and voting by members shall be as follows:

A. The owners of all condominium units in the condominium shall be members of the Association, and no other persons or entities shall be entitled to membership, except as provided in item E of this Article IV.

B. Membership shall be established by the acquisition of fee title to a unit in the condominium or by acquisition of a fee ownership interest therein, whether by conveyance, devise, judicial decree or otherwise, and the membership of a party shall be automatically terminated upon his being divested of all title to or his entire fee ownership interest in all units in the condominium.

C. The interest of a member in the funds and assets of the Association cannot be assigned, hypothecated or transferred in any manner, except as an appurtenance to his condominium unit. The funds and assets of the Association shall belong solely to the Association, subject to the limitation that the same be expended, held or used for the benefit of the membership and for the purposes authorized herein, in the Declaration of Condominium, and in the said By-Laws.

D. On all matters on which the membership shall be entitled to vote, there shall be only one (1) vote for each unit in the condominium, which vote shall be exercised or cast by the owner or owners of each unit in such manner as may be provided in the By-Laws hereafter adopted. Should any member own more than one (1) unit, such member shall be entitled to exercise or cast as many votes as he owns units, in the manner provided in said By-Laws.

E. Until such time as the property described in Article II hereof is submitted to a plan of condominium ownership by the recordation of said Declaration of Condominium, the membership of the Association shall be comprised of the subscribers of these Articles, each of which subscribers shall be entitled to cast one (1) vote on all matters on which that membership shall be entitled to vote.

ARTICLE V

EXISTENCE AND DURATION

Existence of the Association shall commence with the filing of these Articles of Incorporation with the Secretary of State, Tallahassee, Florida. The Association shall exist in perpetuity.

ARTICLE VI

LOCATION

The principal office and mailing address of the Association and the Registered Agent shall be located at 1-4 Commerce Center, LLP, 1800 33rd Street, Suite 201, Orlando, Florida 32839, but the Association may maintain offices and transact business in such other places within or without the State of Florida as may from time to time be designated by the Board of Directors.

ARTICLE VII

DIRECTORS

The affairs of the Association shall be managed by the Board of Directors. The members of the Board of Directors shall be elected as provided by the By-Laws of the Association. The Board of Directors shall be members of the Association or shall be authorized representatives, officers or employees of a corporate member of this Association. The number of members elected as officers of the Board of Directors of the Association shall be three (3). Any vacancies in the Board of Directors occurring before the first election will be filled by the remaining directors, unless the

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vacancy occurs when both the Developer and unit owners other than the Developer are entitled to representation in which event the vacancy shall be filled by an election as provided in Rule 61B.23.0021 Florida Administrative Code. The first election of directors shall be held sixty (60) days from the date of recording of the Declaration of Condominium; thereafter, elections of directors shall be held once a year at the annual membership meeting. The Developer is entitled to elect or appoint at least one (1) member of the Board of Directors of the Association as long as the Developer holds for sale in the ordinary course of business five (5%) percent of the units in the condominium operated by the Association.

The names and addresses of the members of the first Board of Directors who shall hold office until their successors are elected and have qualified, or until removed, are as follows:

- Member Richard E. DeLater  
1800 33rd Street, Suite 201  
Orlando, Florida 32839
- Member James Michael Pertree  
800 33rd Street, Suite 201  
Orlando, Florida 32839
- Member Andrew D. Owens  
1800 33rd Street, Suite 201  
Orlando, Florida 32839

**ARTICLE VIII**

**OFFICERS**

The Board of Directors shall elect a President, a Secretary and a Treasurer and as many Vice Presidents, Assistant Secretaries and Assistant Treasurers as the Board of Directors shall determine. The President shall be elected from among the membership of the Board of Directors but no other officer needs to be a director. The same person may hold two (2) offices, the duties of which are not incompatible; provided, however, that the office of the President and Vice President shall not be held by the same person, nor shall the office of President, Secretary or Assistant Secretary be held by the same person.

The affairs of the Association shall be administered by the officers designated in the By-Laws of the Association. Said officers will be elected by the Board of Directors at its first meeting following the annual meeting of the members of the Association and with the approval of the Board of Directors, may employ a managing agent and/or such other managerial and supervisory personnel or entities to administer or assist in the administration of the operation and management of the condominium, and the affairs of the Association, and any such person or entity may be so employed without regard to whether such person or entity is a member of the Association or a director of the Association.

The names and addresses of the officers who will serve until their successors are designated are as follows:

- President Richard E. DeLater  
1800 33rd Street, Suite 201  
Orlando, Florida 32839
- Treasurer James Michael Pertree  
800 33rd Street, Suite 201  
Orlando, Florida 32839
- Secretary Andrew D. Owens  
1800 33rd Street, Suite 201  
Orlando, Florida 32839

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ARTICLE IX

SUBSCRIBERS

The names and addresses of the subscribers to these Articles on Incorporation are as follows:

Richard E. DeLater  
c/o Winderwoodle, Haines, Ward &  
Woodman, P.A.  
250 Park Avenue South, Suite 500  
Winter Park, FL 32789

ARTICLE X

BY-LAWS

The original By-Laws of the Association shall be adopted by the Board of Directors and thereafter, such By-Laws may be altered or rescinded by the Board of Directors only in such manner as said By-Laws may provide.

ARTICLE XI

INDEMNIFICATION

Every director and every officer of the Association shall be indemnified by the Association against all expenses and liabilities, including counsel fees, reasonably incurred by or imposed upon him in connection with any proceeding to which he may be a party, or in which he may become involved, by reason of his being or having been a director or officer of the Association, whether or not he is a director or officer at the time such expenses are incurred, except in such cases wherein the director or officer is adjudged guilty of willful misfeasance or malfeasance in the performance of his duties; provided, that in the event of any claim for reimbursement or indemnification hereunder based upon a settlement by the director or officer seeking such reimbursement or indemnification, the indemnification herein shall only apply if the Board of Directors approves such settlement and reimbursement as being in the best interests of the Association. The foregoing right of indemnification shall be in addition to and not exclusive of all other rights to which such director or officer may be entitled. The intent of this indemnification is to afford protection to the Directors and Officers of the Association to the maximum extent allowed by law.

ARTICLE XII

AMENDMENTS

Any amendment or amendments to these Articles of Incorporation may be proposed by the Board of Directors of the Association acting upon a vote of the majority of the officers, or by the members of the Association owning a majority of the condominium units in the condominium, whether meeting as members or by instrument in writing signed by them. Upon any amendment or amendments to these Articles being proposed by said Board of Directors or members, such proposed amendment or amendments shall be transmitted to the President of the Association or other officer of the Association in the absence of the President, who shall thereupon call a special meeting of the members of the Association for a date not sooner than twenty (20) days nor later than sixty (60) days from the receipt by him of the proposed amendment or amendments, and it shall be the duty of the Secretary to give to each member written or printed notice of such meeting, stating the time and place of the meeting and reciting the proposed amendment or amendments in reasonably detailed form, which notice shall be mailed or presented personally to each member not less than ten (10) days nor more than thirty (30) days before the date set for such meeting. If mailed, the notice of the membership meeting shall be sent by certified mail, return receipt requested, which mailing shall be deemed notice. Any member may, by written waiver of notice signed by such member, waive such notice, and such waiver when filed in the records of the Association, whether before or after the holding of the meeting, shall be deemed equivalent to the giving of such notice to such member. At such meeting, the amendment or amendments proposed must be approved by an affirmative vote of the members owning a majority of the condominium units in the condominium in order for such amendment or amendments to become effective. Thereupon, such amendment or

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amendments of these articles shall be transcribed and certified in such form as may be necessary to register the same in the office of the Secretary of State of Florida; and upon the registration of such amendment or amendments with said Secretary of State, a certified copy thereof shall be recorded in the Public Records of Orange County, Florida, within ten (10) days from the date on which the same are so registered. No amendment is valid until it is recorded in the Public Records. At any meeting held to consider such amendment or amendments of these articles, the written vote of any member of the Association shall be recognized, if such member is not in attendance at such meeting or represented thereat by proxy, provided such written vote is delivered to the Secretary of the Association at or prior to such meeting.

Notwithstanding the foregoing provisions of this Article XII, no amendment or amendments to these articles which shall abridge, amend or alter the rights of the Developer or which shall bridge, amend or alter the right of the Developer to designate and select members of the Board of Directors of the Association, as provided in Article VII hereof, may be adopted or become effective without the prior consent of the Developer.

**ARTICLE XIII**

**DISSOLUTION**

In the event of termination, dissolution or final liquidation of the Association, the responsibility for the operation and maintenance of the surface water or stormwater 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.

November 17 IN WITNESS WHEREOF, the subscribers have hereunto set their hands and seals this 17<sup>th</sup> day of November, 2005.

I-4 COMMERCE CENTER, LLP,  
a Florida limited liability partnership

By: [Signature]  
Name: Richard E. Delator  
Title: Partner

STATE OF FLORIDA        )  
COUNTY OF ORANGE    )

BEFORE ME, the undersigned authority, personally appeared Richard E. Delator who, as Partner of I-4 COMMERCE CENTER, LLP, a Florida limited liability partnership, on behalf of said partnership and being by me first duly sworn, acknowledged that he executed the foregoing Articles of Incorporation for the purposes therein expressed on this 17<sup>th</sup> day of November, 2005.

[Signature]  
NOTARY PUBLIC  
My Commission Expires:



Joy P. Ewertz  
My Commission DD154962  
Expires October 03, 2006

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CERTIFICATE OF REGISTERED AGENT

Pursuant to Chapter 48.09 I, Florida Statutes, the following is submitted in compliance with said Act.

I-4 COMMERCE CENTER COMMERCIAL WAREHOUSE CONDOMINIUM ASSOCIATION, INC., a corporation not for profit, desiring to organize under the laws of the State of Florida, with its principal office, as indicated in the Articles of Incorporation, in the City of Winter Park, County of Orange, State of Florida, has named Richard E. DeLater, as its agent, to accept service of process for the above-stated corporation at 1800 33<sup>rd</sup> Street, Suite 201, Orlando, FL 32839, and he hereby accepts to act in this capacity and agrees to comply with the provisions of said Act relative to keeping open said office.

  
\_\_\_\_\_  
RICHARD E. DELATER

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