

N00000000238

Mary K. Kraemer
Requester's Name

211 E Coll St.
Address

Tallahassee Fl. 32312 222-1055
City/State/Zip Phone #

Office Use Only

CORPORATION NAME(S) & DOCUMENT NUMBER(S), (if known):

- 1. _____ (Corporation Name) _____ (Document #) **100003097001--5**
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NEW FILINGS

- Profit
- Not for Profit
- Limited Liability
- Domestication
- Other

AMENDMENTS

- Amendment
- Resignation of R.A., Officer/Director
- Change of Registered Agent
- Dissolution/Withdrawal
- Merger

OTHER FILINGS

- Annual Report
- Fictitious Name

REGISTRATION/QUALIFICATION

- Foreign
- Limited Partnership
- Reinstatement
- Trademark
- Other

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Examiner's Initials

T. SMITH JAN 13 2000

SECRETARY OF STATE
TALLAHASSEE, FLORIDA

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ARTICLES OF INCORPORATION

OF

RIVIERA DUNES OWNERS' ASSOCIATION, INC.

ARTICLE 1. NAME AND PRINCIPAL PLACE OF BUSINESS

The name of this corporation is RIVIERA DUNES OWNERS' ASSOCIATION, INC., hereinafter called "Association," and its principal place of business and mailing address initially will be c/o Pointe South, Inc., 36468 Emerald Coast Parkway, Suite 1101, Destin, Florida 32541.

ARTICLE 2. PURPOSE

This corporation is organized as a corporation not-for-profit for the purpose of providing an entity pursuant to Section 718.111, Florida Statutes, for the operation of RIVIERA DUNES, a condominium located in Escambia County, Florida. Further, the Association shall operate and maintain any stormwater management system and any stormwater discharge facility exempted or permitted by the Florida Department of Environmental Regulation or other state agency on the property of the Association, and shall have all powers necessary to establish rules and regulations, assess members, and contract for services for the maintenance and operation thereof.

ARTICLE 3. TERM

The term of the Association shall be the life of the condominium, unless the Association is terminated by the termination of the condominium in accordance with the provisions of the Declaration. Upon any such termination, any stormwater management system or discharge facility for which the Association is responsible shall be maintained by local government units, including Escambia County or any municipality, a municipal service taxing unit, an active water control district, a drainage district created by special act, a community development district created under Chapter 190, Florida Statutes, a special assessment district created under Chapter 170, Florida Statutes, a state or federal agency, any duly constituted communication, water, sewer, electrical or other public utility, or any entity acceptable to the Department of Environmental Regulation or its successor under its rules and regulations.

ARTICLE 4. SUBSCRIBERS

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

Curtis H. Gwin
36468 Emerald Coast Parkway
Suite 1201
Destin, Florida 32541

ARTICLE 5. DIRECTORS

(a) The affairs of the Association will be managed by a board consisting of the number of directors as shall be determined by the Bylaws, but not less than three directors and in the absence of such determination shall consist of three directors.

(b) Directors of the Association shall be elected at the annual meeting of the members in the manner determined by the Bylaws. Directors may be removed and vacancies of the board of directors shall be filled in the manner provided in the Bylaws.

(c) When unit owners other than the developer own fifteen percent (15%) or more of the units within the condominium, the unit owners other than the developer shall be entitled to elect not less than one-third (1/3) of the members of the board of directors of the Association. Unit owners other than the developer shall be entitled to elect not less than a majority of the members of the board of directors of the Association three (3) years after sales by the developer have been closed on fifty percent (50%) of the units within the condominium, within three (3) months after sales have been closed by the developer on ninety percent (90%) of the units within the condominium, when all of the units within the condominium have been completed, some of them have been sold and none of the others are being offered for sale by the developer in the ordinary course of business, when some of the units have been conveyed to purchasers and none of the others are being constructed or offered for sale by the developer in the ordinary course of business, or seven years after recordation of the declaration of condominium, whichever of the foregoing events shall first occur. The developer shall be entitled to elect at least one member of the board of directors of the Association as long as the developer holds for sale in the ordinary course of business at least five percent (5%) of the units within the condominium. Within seventy-five (75) days after the owners other than the developer are entitled to elect a member or members of the board of directors of the Association, the Association shall call and give not less than sixty (60) days' notice of an election for this purpose. The notice may be given by any owner if the Association fails to do so.

(d) 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:

Howard Ray Shoults
36468 Emerald Coast Parkway
Suite 1201
Destin, Florida 32541

Curtis H. Gwin
36468 Emerald Coast Parkway
Suite 1201
Destin, Florida 32541

Mike Shoults
36468 Emerald Coast Parkway
Suite 1201
Destin, Florida 32541

ARTICLE 6. OFFICERS

The affairs of the Association shall be administered by the officers elected by the board of directors at its first meeting following the annual meeting of the members of the Association, which officers shall serve at the pleasure of the board of directors. The names and addresses of the officers who shall serve until their successors are designated by the board of directors are as follows:

President - Curtis H. Gwin
Vice President - Howard Ray Shoults
Secretary/Treasurer - Mike Shoults

ARTICLE 7. BYLAWS

The first Bylaws of the Association shall be adopted by the board of directors and may be altered, amended or rescinded in the manner provided by the Bylaws.

ARTICLE 8. AMENDMENTS

Amendments to the Articles of Incorporation shall be proposed and adopted in the following manner:

(a) Notice of the subject matter of a proposed amendment shall be included in the notice of any meeting at which a proposed amendment is considered.

(b) A resolution approving a proposed amendment may be proposed by either the board of directors or by the members of the Association. Directors and members not present in person or by proxy at the meetings considering the amendment may express their approval in writing, providing such approval is delivered to the secretary at or prior to the meeting.

(c) Approval of an amendment must be by not less than 66-2/3% of the votes of the entire membership of the Association.

(d) No amendments shall make any changes in the qualifications for membership nor the voting rights of members.

(e) A copy of each amendment shall be certified by the Secretary of State and recorded in the Public Records of Escambia County, Florida.

ARTICLE 9. RESIDENT AGENT

The Association has named Mary K. Kraemer, whose address is 36474 Emerald Coast Parkway, Suite 4101, Destin, Florida 32541, as its resident agent to accept service of process within the State.

IN WITNESS WHEREOF, each of the subscribers has hereunto affixed his signature this 17th day of January, 2000.

Curtis H. Gwin

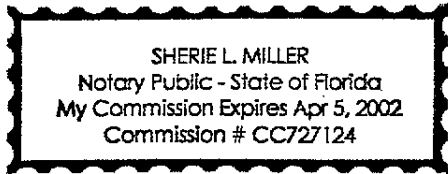
CURTIS H. GWIN

STATE OF FLORIDA
COUNTY OF OKALOOSA

The foregoing instrument was acknowledged before me this 17th day of January, 2000, by Curtis H. Gwin. Such person did not take an oath and: *(Notary must check applicable box)*

- is personally known to me.
- produced a current Florida driver's license as identification.
- produced _____ as identification.

{Notary Seal must be affixed}



Sherie L. Miller

Signature of Notary

Sherie L. Miller

Name of Notary (Typed, Printed or Stamped)

Commission Number (if not legible on seal): _____

My Commission Expires (if not legible on seal): _____

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 00 JAN 12 AM 3:52
 DEPARTMENT OF STATE
 TALLAHASSEE, FLORIDA

OATH OF RESIDENT AGENT

I, Mary K. Kraemer, having been named to accept service of process for RIVIERA DUNES OWNERS' ASSOCIATION, INC., at 36474 Emerald Coast Parkway, Suite 4101, Destin, Florida 32541 hereby accept to act in this capacity and agree to comply with the provisions of said act relative to keeping open said office.

Mary K. Kraemer
MARY K. KRAEMER