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BENNETT, LOGUE & BENNETT

ATTORNEYS AT LAW
POST OFFICE BOX 2422 (32402-2422)
112 EAST THIRD COURT
PANAMA CITY, FLORIDA 32401
Telephone (850) 763-4671
Telecopier (850) 784-3915

JULIAN BENNETT
DERRICK BENNETT

DAYTON LOGUE, OF COUNSEL

June 14, 2000

Certified Mail

No: 7099 3400 0010 9126 8317

Florida Secretary of State

Division of Corporations

P. O. Box 6327

Tallahassee, FL 32314

Beach Office
15238 Front Beach Road
Panama City Beach, Florida 32413
(850) 236-9000

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-06/19/00-01010-013
*****78.75 *****78.75

Re: Summer Towne Owners Association, Inc.

Gentlemen:

Dear Sir:

Enclosed please find the original and one copy of the Articles of Incorporation, the original Designation of Registered Agent, together with our filing fee check in the amount of \$78.75, for filing with your office on the above-referenced corporation. Please return a certified copy of the Articles to me upon filing.

Thank you for your attention to this matter.

Sincerely,



Derrick Bennett

DB/hs
Enclosures

**ARTICLES OF INCORPORATION
OF
SUMMER TOWNE OWNERS ASSOCIATION, INC.**

FILED
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TALLAHASSEE FLORIDA

The undersigned, by these Articles associates himself for the purpose of forming a corporation not for profit under Chapter 617, Florida Statutes, and certify as follows:

ARTICLE I

NAME. The name of the corporation shall be "Summer Towne Owners Association, Inc," hereinafter referred to as the "Association", and the principal address for the Association is c/o Larry Stephens, 1717 Brown Avenue, Panama City, FL 32401.

ARTICLE II

PURPOSE. The purpose for which the Association is organized is to provide an entity pursuant to the Homeowners Association Statutes, which is Chapter 617.301-312, Homeowners Association Statutes, for the operation, management, maintenance and control of Summer Towne Cottages which are being developed by The Vantage Point Development, Inc.. The development shall hereinafter referred to as the "Cottages." The Association shall make no distributions of income to its members, directors or officers. The development shall be controlled by a Declaration of Covenants and Restrictions which shall be recorded with the public records.

ARTICLE III

POWERS. The powers of the Association shall include and be governed by the following provisions:

(A) The Association shall have all the common law and statutory powers of a corporation not for profit not in conflict with the terms of these Articles or the Declaration of Cottages operated by the Association, hereinafter referred to as the "Declaration."

(B) The Association shall have all of the powers and duties set forth in the Declaration and these Articles and in the townhome Act except where the Act allows limitations by these Articles or the Declaration and all of the powers and duties reasonably necessary to operate a cottage pursuant to the Declaration and as it may be amended

from time to time, including but not limited to the following:

(1) To purchase or otherwise acquire, hold title to and own fee simple or other lesser interest in real, personal or mixed property, wherever situated, including units in the cottage, and to lease, mortgage and convey same.

(2) To make and collect assessments against the members as cottage owners to defray the costs, expenses and losses of the cottage and to defray the costs, expenses and losses of any other business, enterprise, venture or property interest of the Association.

(3) To use the proceeds of the assessments in the exercise of these powers and duties.

(4) To maintain, repair, replace and operate the property of the cottage or the property of the Association.

(5) To purchase insurance upon the property of the cottage or the property of the Association and insurance for the protection of the Association and its members as cottage owners.

(6) To reconstruct improvements after casualty and to further improve the property of the cottage operated by the Association or the property of the Association, subject to the Declaration of Summer Towne.

(7) To make and amend reasonable regulations respecting the use of the property in the cottage or the property of the Association.

(8) To approve or disapprove the transfer, mortgage and ownership of the cottage as may be provided by the Declaration and Bylaws of the Association, hereinafter referred to as the "Bylaws."

(9) To enforce by legal means the provisions of the Townhome Act, the Declaration, these Articles, the Bylaws, and the regulations for the use of the property of the cottage or the property of the Association.

(10) To contract for the management of the cottage and to delegate to such contractor all powers and duties of the Association except such as are specifically required by the Declaration to have approval of the Board of Directors or the membership of the Association.

(11) To contract with Summer Towne Cottages and, Larry Stephens, his heirs, successors and assigns.

(12) To contract for the management or operation of portions of common elements of the cottage property of the Association which may be susceptible to separate management or operation, and to lease such portions.

(13) To employ personnel to perform the services required for proper operation of the Association or the cottage.

(14) To hire attorneys or other professionals for the purposes of bringing legal action or enforcing rights in the name of and on behalf of the individual cottage unit owners where such actions or rights are common to all of the cottage unit owners; and to bring such action in the name of and on behalf of said cottage owners.

(C) All funds and the title of all properties acquired by the Association and their proceeds shall be held in trust for the members in accordance with the provisions of the Declaration and of the Bylaws.

(D) The powers of the Association shall be subject to and be exercised in accordance with the provisions of the Declaration and Bylaws.

ARTICLE IV

MEMBERS.

(A) The members of the Association shall consist of all of the record owners of units in the cottage and after termination of the cottage, shall consist of those who are members at the time of such termination and their successors and assigns.

(B) After receiving approval of the Association required by the Declaration, change of membership in the Association shall be established by recording in the public records of Bay County, Florida a deed or other instrument establishing a record title to an unit in the cottage and the delivery to the Association of a certified copy of such instrument. The owner designated by such instrument thus becomes a member of the Association and the membership of the prior owner is terminated.

(C) The share of a member in funds or assets of the

Association cannot be assigned, hypothecated or transferred in any manner except as an appurtenance to his unit.

(D) The owner of each Residence shall be entitled to at least one (1) vote as a member of the Association, subject to the limitations in the Declaration and Bylaws. The exact number of votes to be cast by owners of an unit and the manner of exercising voting rights shall be determined by the Bylaws of the Association.

ARTICLE V

DIRECTORS.

(A) The affairs of the Association will be managed by a Board consisting of not less than three (3) directors. Directors of the Association shall be elected at an annual meeting of the members in the manner determined by the Bylaws. Directors may be removed and vacancies on the Board of Directors shall be filled in the manner provided by the Bylaws.

(B) The first election of Directors shall not be held until required by the Townhome Act, including §718.301 thereof, or until the Developer elects to terminate its control of the Association and the cottage operated by it, whichever occurs first. The Directors named in these Articles 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 and, if there are no remaining directors, such vacancies shall be filled by the Developer.

(C) 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:

<u>NAME</u>	<u>ADDRESS</u>
Larry Stephens	1717 Brown Avenue Panama City, FL 32401
Teresa Stephens	1717 Brown Avenue Panama City, Florida 32401
Michael V. Carr	302 Moonlight Drive Panama City Beach, Florida 32407
Linda E. Carr	302 Moonlight Drive Panama City Beach, Florida 32407

ARTICLE VI

OFFICERS. The affairs of the Association shall be administered by the officers designated in the Bylaws. 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 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:

<u>NAME</u>	<u>ADDRESS</u>
Larry Stephens	1717 Brown Avenue Panama City, FL 32401
Teresa Stephens	1717 Brown Avenue Panama City, Florida 32401
Michael V. Carr	302 Moonlight Drive Panama City Beach, Florida 32407
Linda E. Carr	302. Moonlight Drive Panama City Beach, Florida 32407

ARTICLE VII

INDEMNIFICATION. Every director and every officer of the Association shall be indemnified by the Association against all expenses and liabilities, including attorneys' fees, reasonably incurred by or imposed upon him in connection with any proceeding or any settlement of 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 at the time such expenses are incurred, except when the director or officer is adjudged guilty of willful misfeasance in the performance of his duties. The foregoing right of indemnification shall be in addition to and not exclusive of all of the rights to which such director or officer may be entitled. The directors shall be authorized to purchase directors and officers liability insurance providing coverage to the officers and directors of the Association at the expense of the Association.

ARTICLE VIII

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 IX

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 for the adoption of a proposed amendment may be proposed either by the Board of Directors or by the members of the Association. Directors and members not present in person or by proxy at the meeting considering the amendment may express their approval in writing provided such approval is delivered to the secretary or assistant secretary at or prior to the meeting. Except as elsewhere provided, such approvals must be by not less than two-thirds (2/3) of the vote of the entire membership, Class A and Class B, of the Association.

(C) Provided, however, that no amendment shall make any changes in the qualifications for membership nor the voting rights of members without approval in writing by all members and the joinder of all record owners of mortgages upon the cottage operated by the Association. No amendment shall be made that is in conflict with the Townhome Act or the Declaration or any other applicable law or regulation.

(D) Provided, further, that no amendment shall abridge, limit or alter the rights reserved by or granted to the Developer, Summer Towne, Cottages or Larry Stephens, their successors or assigns, or any successor developer, by these Articles, the Declaration or by the Bylaws without the prior written consent of Summer Towne Cottages, its successors or assigns, or a successor developer.

(E) A copy of each amendment shall be certified by the Secretary of State and recorded in the public records of Bay County, Florida.

ARTICLE X

TERM. The term of the Association shall be perpetual.

ARTICLE XI

CERTIFICATE OF COMPLIANCE. A certificate of compliance from a

licensed electrical contractor or electrician may be accepted by the Association's Board of Directors as evidence of compliance of the cottage's units to the applicable fire and life safety codes.

ARTICLE XII

INCORPORATOR. The name and address of the incorporator to these Articles of Incorporation are as follows:

<u>NAME</u>	<u>ADDRESS</u>
Derrick Bennett	112 E. Third Ct. Panama City, Florida 32401

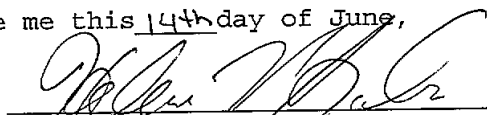
IN WITNESS WHEREOF, the incorporator has affixed his signature this 14 day of June, 2000.


Derrick Bennett

STATE OF FLORIDA
COUNTY OF BAY

BEFORE ME, the undersigned officer, duly authorized to take acknowledgments and administer oaths, personally appeared Derrick Bennett, being by me personally known and first duly cautioned and sworn upon his oath, deposes and says that he signed the above Articles of Incorporation for the conditions and purposes therein stated.

SWORN TO AND SUBSCRIBED before me this 14th day of June, 2000.


Signature HELENE V. STRAHAN
Printed Name of Notary Public

My Commission Expires:



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

In pursuance of Chapter 48.901, Florida Statutes, the following
is submitted, in compliance with said Act:

First -- That Summer Towne Owners Association, Inc desiring to
organize under the laws of the State of Florida with its principal
office, as indicated in the Bylaws, in the City of Panama City Beach,
County of Bay, State of Florida, has named Derrick Bennett located at
112 East Third Court, City of Panama City, County of Bay, State of
Florida, as its agent to accept service of process within this state.

ACKNOWLEDGMENT:

Having been named to accept service of process for the above
stated corporation, at place designated in this Certificate, I hereby
accept the Act in this capacity, and agree to comply with the
provision of said Act relative to keeping open said office.

By: 

DERRICK BENNETT
(Resident Agent)

FILED
00 JUN 19 PM 12:35
SECRETARY OF STATE
TALLAHASSEE, FLORIDA