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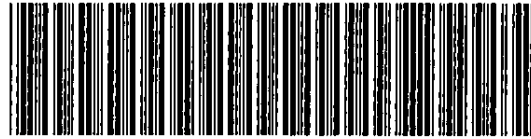
(Business Entity Name)

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SECRETARY OF STATE
DIVISION OF CORPORATIONS
12 FEB 15 AM 10:10

Ps 2/16/12

COVER LETTER

Department of State
New Filing Section
Division of Corporations
P. O. Box 6327
Tallahassee, FL 32314

SUBJECT: Lake Martha Property Owners' Association, Inc.
(PROPOSED CORPORATE NAME – MUST INCLUDE SUFFIX)

Enclosed are an original and one (1) copy of the articles of incorporation and a check for:

☒ \$70.00 Filing Fee
☐ \$78.75 Filing Fee
& Certificate of Status

☐ \$78.75 Filing Fee
& Certified Copy
☐ \$87.50 Filing Fee,
Certified Copy
& Certificate of
Status
ADDITIONAL COPY REQUIRED

FROM: Ryan Mynard

Name (Printed or typed)

P.O. Box 249

Address

Crestview, Florida 32536

City, State & Zip

(850) 683-3940

Daytime Telephone number

ryanmynard@yahoo.com

E-mail address: (to be used for future annual report notification)

NOTE: Please provide the original and one copy of the articles.

**ARTICLES OF INCORPORATION OF
THE LAKE MARTHA PROPERTY OWNERS' ASSOCIATION, INC.**

FEB 15 AM 10:10

In compliance with the requirement of Chapter 617 of the Florida Statutes, the undersigned have this day voluntarily associated themselves together for the purpose of forming a corporation not for profit and do hereby certify:

**ARTICLE I.
Name**

The name of the Corporation is Lake Martha Property Owners' Association, Inc.

**ARTICLE II.
Principal Office**

The principal office is located at 5364 Lowell Mason Road, Crestview, Florida 32539.

**ARTICLE III.
Registered Agent**

The individual who is hereby appointed as the initial resident agent of this association is Linda Remy at 5364 Lowell Mason Road, Crestview, Florida 32539.

**ARTICLE IV.
Purpose**

This Association does not contemplate pecuniary gain or profit to the members thereof, and the specific purposes for which it is formed is to provide for the protection and preservation the private property rights of the property owners living on or about Lake Martha, including, but not limited to, the preservation and maintenance of Lake Martha, its dam and common areas in an effort to comply with all applicable local, state and federal laws and regulations, as well as all purposes authorized by the laws of the State of Florida, and to promote the health, safety and welfare of the property owners and/or residents on or about Lake Martha and any additions thereto as may hereafter be brought within the jurisdiction of this Association for this purpose to:

- (a) exercise all of the powers and privileges and to perform all of the duties and obligations of the Association as set forth in that certain Declaration of Covenants, Conditions and Restrictions, hereinafter called the "Declaration", applicable to the property and recorded or to be recorded in the Office of the Clerk of Circuit Court of Okaloosa County, Florida, and as the same may be amended from time to time as therein provided, said Declaration being incorporated herein as if set forth at length;

- (b) Fix, levy, collect and enforce payment by any lawful means, all charges or assessments pursuant to the terms of the Declaration; to pay all expenses in connection therewith and all office and other expenses incident to the conduct of the business of the Association, including all licenses, taxes or governmental charges levied or imposed against the property of the Association;
- (c) Acquire (by gift, purchase or otherwise), own, hold, improve, build upon, operate, maintain, convey, sell, lease, transfer, dedicate for public use or otherwise dispose of real or personal property in connection with the affairs of the Association;
- (d) Borrow money, and with the assent of two-thirds (2/3) of each class of members mortgage, pledge, deed in trust, or hypothecate any or all of its real or personal property as security for money borrowed or debts incurred;
- (e) Dedicate, sell or transfer all or any part of the Common Area to any public agency, authority, or utility for such purposes and subject to such conditions as may be agreed to by the members. No such dedication or transfer shall be effective unless an instrument has been signed by two-thirds (2/3) of each class of members, agreeing to such dedication, sale or transfer;
- (f) Participate in mergers and consolidations with other nonprofit corporations organized for the same purposes, or annex additional residential property and Common Area, provided such merger, consolidation or annexation shall have the assent of two-thirds (2/3) of each class of members;
- (g) Maintain, repair, replace, operate and manage the above-described property and any improvements therein including the right to reconstruct improvements owned by the association after casualty and to make further improvements of the property or to purchase additional property and improvements;
- (h) Enter into contracts for management, insurance coverage, maintenance, and to delegate all of the powers and duties of the association except those the delegation of which may be required by the Declaration to have approval of the board of directors or membership of the association;
- (i) Enforce the provisions of the proposed Declaration, 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 property and the improvements thereon as same may be hereafter established;
- (j) 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, and

- (k) Have and to exercise any and all powers, rights and privileges which a corporation organized under Chapter 617 of the Florida Statutes regarding corporations not for profit may now or hereafter have or exercise together with all other powers reasonably necessary to effectuate the purpose of the association as set out herein.

ARTICLE V.
Members

Every person or entity who is an owner of record of a fee or undivided fee interest in any parcel which is subject by Covenants of record to assessment by the Association, including contract sellers, shall be a member of the Association. Membership shall be appurtenant to and may not be separated from ownership of any lot. No member can assign, hypothecate or transfer in any manner, except as an appurtenance to his lot, his interest in the funds and assets of the association subject to the limitation that the same be expanded, held or used for the benefit of the membership and for the purposes authorized herein, in the proposed Declaration, and in the By-laws which may be hereafter adopted.

ARTICLE VI.
Board of Directors

The affairs of this Association shall be managed by the Board of Directors of the Association and shall consist of not less than three (3) or more than five (5) Directors. The number of directors may be changed by amendment of the By-laws of the Association.

At the first meeting the members of the Association shall elect at least three (3) directors in accordance with these Articles and any By-laws adopted by the Association.

The initial Board of Directors shall consist of:

James Smith - Director
5341 Four Lake Road
Crestview, Florida 32539

Frank Remy - Director
5364 Lowell Mason Road
Crestview, Florida 32539

Linda Remy - Director
5364 Lowell Mason Road
Crestview, Florida 32539

ARTICLE VII.
Dissolution

The Association may be dissolved with the assent given in writing and signed by not less than two-thirds (2/3) of each class of members. Upon dissolution of the Association, other than incident to a merger or consolidation, the assets of the Association shall be dedicated to an appropriate public agency to be used for purposes similar to those for which this Association was created. In the event that such dedication is refused acceptance, such assets shall be granted, conveyed and assigned to any nonprofit corporation, association, trust or other organization to be devoted to similar purposes. This procedure shall be subject to court approval on dissolution pursuant to F. S. 617.05.

Upon any such termination, any storm water management system or discharge facility for which the Association is responsible shall be maintained by local government units, including Okaloosa County or 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, any entity acceptable to the Department of Environmental Regulation or its successor under its rules and regulations.

ARTICLE VIII.
Duration

The corporation shall exist perpetually.

ARTICLE IX.
Effective Date

The effective date of this corporation of these Articles of Incorporation shall be the date of execution by the Incorporator as stated herein.

ARTICLE X.
Amendments

An amendment or amendments to these Articles of Incorporation may be proposed either by sixty percent (60%) of the entire membership or by the Board of Directors of the Association acting upon a vote of the majority of the directors. To become effective, such amendment or amendments must be approved by an affirmative vote of seventy-five percent (75%) of the entire membership cast in person or by proxy at a specially called meeting for such purpose, the notice of which shall describe the amendment or amendments being proposed.

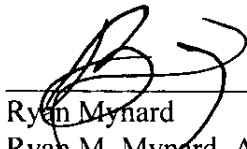
ARTICLE XI.
Incorporator

The name and address of the Incorporator is:

Ryan Mynard
Ryan M. Mynard, Attorney at Law, P.A.
296 South Ferdon Boulevard
Suite 5
Crestview, Florida 32536

FILED
SECRETARY OF STATE
DIVISION OF CORPORATIONS
12 FEB 15 AM 10:11


IN WITNESS WHEREOF, for the purpose of forming this corporation under the laws
of the State of Florida, I, Ryan Mynard, the undersigned, hereby constituting the incorporator of
this association, have executed these Articles of Incorporation this 10th day of
February, 20 12.



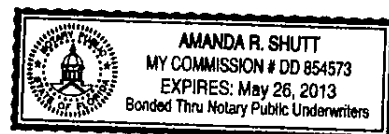
Ryan Mynard
Ryan M. Mynard, Attorney at Law, P.A.
296 South Ferdon Boulevard
Suite 5
Crestview, Florida 32536

STATE OF FLORIDA
COUNTY OF OKALOOSA

The forgoing instrument was acknowledged before me this 10th day of
February, 20 12, by Ryan Mynard, who is personally known to me and
who did not take an oath.



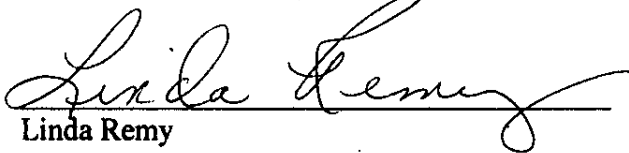
Notary Public
My Commission Expires:



ONLY 1 Needed ?

ACCEPTANCE OF REGISTERED AGENT

Having been named to accept the service of process for the above-named corporation at the place designated in this Certificate, I hereby agree to act in this capacity and I further agree to comply with the provisions of all statutes relative to the proper performance of my duties. I hereby am familiar with and accept the duties and responsibilities as registered agent for said corporation.



Linda Remy
5364 Lowell Mason Road
Crestview, Florida 32539

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SECRETARY OF STATE
DIVISION OF CORPORATIONS
JAN 10 10
AM 10:10

STATE OF FLORIDA
COUNTY OF OKALOOSA

Before me, a notary public authorized to take acknowledgements in the State and County set forth above, personally appeared LINDA REMY, who is

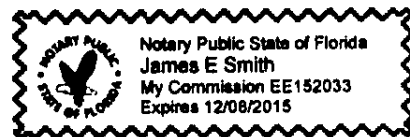
X personally known to me, or who

_____ produced a Florida Driver's License as identification

being first duly sworn, acknowledged before me that he executed the foregoing Articles of Incorporation for the uses and purposes therein expressed.

IN WITNESS WHEREOF, I have hereunto set my hand and seal in the State and County aforesaid

this 31 day of JAN., 2012.



Notary Public
My Commission expires: Dec, 2015