

MICHAEL WM MEAD

Attorney at Law

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FILED
SECRETARY OF STATE
DIVISION OF CORPORATIONS
96 MAR 20 PM 3:07

March 18, 1996

Corporate Records Bureau
Division of Corporations
Department of State
Post Office Box 6327
Tallahassee, Florida 32314

RE: BELLBROOK TOWNHOMES OWNERS' ASSOCIATION, INC.

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-03/20/96--01047--001
****122.50 ****122.50

Gentlemen:

Enclosed please find the original and one copy each of the Articles of Incorporation and Registered Agent form for filing regarding the above-referenced matter. Please file and return a certified copy to this office.

Also enclosed please find my check in the sum of \$122.50 which represents the following:

Filing fee	\$ 35.00
Certified copies	52.50
Registered agent	35.00

Thank you for your assistance and cooperation in this matter.

Sincerely,

MICHAEL WM MEAD

MWM/mw

Enclosures: a/s

(ltr)corporat.ltr/mw

5/3/26

FILED
SECRETARY OF STATE
TALLAHASSEE
96 MAR 20 PM 3:01

ARTICLES OF INCORPORATION
OF
BELLBROOK TOWNHOMES OWNERS' ASSOCIATION, INC.

In compliance with the requirements 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

The name of the corporation is BELLBROOK TOWNHOMES OWNERS' ASSOCIATION, INC., hereinafter called "Association".

ARTICLE II

The principal office of the Association is located at 24 Walter Martin Road, Fort Walton Beach, Florida 32548, and the mailing address of the Association is Post Office Drawer 1329, Fort Walton Beach, Florida 32549.

ARTICLE III

Michael Wm Mead, located at 24 Walter Martin Road, Fort Walton Beach, Florida 32548, is hereby appointed the initial resident agent of this Association.

ARTICLE IV

PURPOSE AND POWERS OF THE ASSOCIATION

This Association does not contemplate pecuniary gain or profit to the members thereof, and the specific purposes for which it is formed are to provide for maintenance, preservation and architectural control of the lots and common elements within that certain tract of property (hereinafter called "the Property") described as follows:

MICHAEL WM MEAD
ATTORNEY AT LAW
24 WALTER MARTIN ROAD
P O DRAWER 1329
FORT WALTON BEACH
FLORIDA 32549-1329

BELL-BROOK ESTATES, as recorded in Plat Book 7, Page 7, of the Public Records of Okaloosa County, Florida;

and

BELL-BROOK ESTATES FIRST ADDITION, as recorded in Plat Book 7, Page 70, of the Public Records of Okaloosa County, Florida.

And to promote the health, safety and welfare of the lots within the property 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, Easements, Conditions and Restrictions, hereinafter called the "Declaration", applicable to the property and recorded or to be recorded in Book 1187, Page 735 (Bell-Brook Estates); and Book 1248, Page 521 (Bell-Brook Estates First Addition), 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 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, with the assent of two-thirds (2/3) of its members, pledge, mortgage, 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 the members, agreeing to such dedication, sale or transfer; or as provided in the Declaration,

(f) Participate in mergers and consolidations with other non-profit corporations organized for the same purposes or annex additional property and common area, provided that any such merger, consolidation or annexation, shall have the assent of two-thirds (2/3) of the 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, leasing 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 the approval of the Board of Directors of 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 therein.

ARTICLE V

MEMBERSHIP

Every person or entity who is a record fee simple owner of a unit within BELL-BROOK ESTATES or BELL-BROOK ESTATES FIRST ADDITION, 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 this lot, his interest in the funds and assets of the Association. 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 purpose authorized herein, in the proposed Declaration, and in the By-Laws which may be hereafter adopted.

ARTICLE VI

VOTING RIGHTS

Members shall be entitled to one vote for each unit owned. When more than one person holds an interest in any unit, all such persons shall be members. The vote for such lot shall be exercised as they among themselves determine, but in no event shall more than one vote be cast with respect to any unit. The Declarant, as identified under the Declaration of Covenants, Conditions, Easements, and Restrictions shall reserve the right to appoint the Board of Directors so long as the Declarant holds title to any lot within the subdivision.

ARTICLE VII

OFFICERS

The officers of the Association shall be a President, a Secretary/Treasurer and such other officers as may be deemed desirable or necessary by the Board of Directors. The officers of the Association shall be:

President: Douglas J. Blount
940 Central Avenue, #27
Fort Walton Beach, Florida 32547

Vice-President: Brett A. McCrary
940 Central Avenue, #3
Fort Walton Beach, Florida 32547

Secretary/Treasurer: Sharon S. Effinger
940 Central Avenue, #18
Fort Walton Beach, Florida 32547

The officers shall be elected at each annual meeting of the Board of Directors as provided in the By-Laws.

ARTICLE VIII

BOARD OF DIRECTORS

The affairs of this Association shall be managed by a board of not less than three nor more than four directors who need not be members of the Association. The number of directors may be changed by amendment of the By-Laws of the Association, but shall never be less than three. The names and addresses of the persons who are to act in the capacity of directors until the selection of their successors are:

Douglas J. Blount
940 Central Avenue, #27
Fort Walton Beach, Florida 32547

Sharon S. Effinger
940 Central Avenue, #18
Fort Walton Beach, Florida 32547

Michael Wm Mead
24 Walter Martin Road
Fort Walton Beach, Florida 32548

At the first annual meeting the members shall elect directors for a term of one (1) year. Should a vacancy occur prior to that time, the remaining directors may elect a person to fill the vacancy or vacancies for any unexpired term.

ARTICLE IX

BY-LAWS

The Board of Directors of this Association may provide such By-Laws for the conduct of its business in the carrying out of its purpose as they may deem necessary from time to time.

The By-Laws may be amended, altered or rescinded upon the proposal of a majority of the Board of Directors and approval in person or in writing of a majority of the members of the Association present at a regular or special meeting of the members, notice of which shall state that such proposal is to be voted upon at the meeting.

ARTICLE X

DURATION

The Association shall exist perpetually.

ARTICLE XI

DISSOLUTION

The Association may be dissolved with the assent given in writing and signed by not less than two-thirds (2/3) of the members. Upon dissolution of the Association, other than incident to a merger or consolidation, the assets, both real and personal of the Association shall be dedicated to an appropriate public agency to be used for purposes similar to those of which this Association was created. In the event that such dedication is refused acceptance, such assets shall be granted, conveyed and assigned to any non-profit corporation,

association, trust or other organization to be devoted to such similar purposes.

ARTICLE XII

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 XIII

NON-PROFIT STATUS

No part of the income of the Association shall inure to the benefit of any individual or member, and the Association shall not carry on propaganda, or otherwise act to influence legislation.

ARTICLE XIV

INDEMNITY

Every director and every other 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 proceedings to which he may be a party or in which he may be 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 misfeasance in the performance of his

duties. The foregoing right of indemnification shall be in addition to and not exclusive of all other rights to which any such director or officer may be entitled.

ARTICLE XV

Any indebtedness or liability, direct or contingent, must be authorized by an affirmative vote of a majority of the votes cast by the members of the Board of Directors at a lawfully held meeting. The highest amount of indebtedness or liability direct or contingent, to which this corporation may be subject at any time shall not exceed one hundred fifty percent (150%) of its income for the previous fiscal year, except that additional amounts may be authorized by an affirmative vote of two-thirds (2/3) of the members.

ARTICLE XVI

NOTICE AND QUORUM

For those actions which, by the provisions of the preceding Articles, required a vote of the members, there must be a duly held meeting. Written notice, setting forth the purpose of the meeting shall be given to all members not less than ten (10) days nor more than sixty (60) days in advance of the meeting.

The presence of members or of proxies entitled to cast fifty percent (50%) of the votes of the membership shall constitute a quorum. If the required quorum is not forthcoming at any meeting, another meeting may be called, subject to the notice requirement set forth above, and the required quorum at such subsequent meeting shall be one-half (1/2) of the required quorum of the preceding meeting. In the event that fifty percent (50%) of the members are not present in person or by proxy, the members not present may give their written assent to the action taken thereat.

ARTICLE XVII

SUBSCRIBERS

The names and addresses of the subscribers to these Articles are:

Douglas J. Blount
940 Central Avenue, #27
Fort Walton Beach, Florida 32547

Sharon S. Effinger
940 Central Avenue, #18
Fort Walton Beach, Florida 32547

Michael Wm Mead
24 Walter Martin Road
Fort Walton Beach, Florida 32548

IN WITNESS WHEREOF, for the purpose of forming this corporation under the laws of the State of Florida, we, the undersigned, constituting the subscribing incorporators of this Association have executed these Articles of Incorporation, this 12th day of March, 1996.

WITNESSES:

Marilyn L. Wentworth

Douglas J. Blount
DOUGLAS J. BLOUNT

Marilyn L. Wentworth

Sharon S. Effinger
SHARON S. EFFINGER

Marilyn L. Wentworth

Michael Wm Mead
MICHAEL Wm MEAD

STATE OF FLORIDA
COUNTY OF OKALOOSA

The foregoing instrument was sworn to and subscribed before me this 11th day of March, 1996, by DOUGLAS J. BLOUNT,

X who is personally known to me, or
who has produced _____
as identification.

Marilyn L. Wentworth
Notary Public
My Commission Expires:

MICHAEL Wm MEAD
ATTORNEY AT LAW
24 WALTER MARTIN ROAD
P O DRAWER 1329
FORT WALTON BEACH
FLORIDA 32549-1329

OFFICIAL NOTARY SEAL
MARILYN L WENTWORTH
NOTARY PUBLIC STATE OF FLORIDA
COMMISSION NO. CCA70709
MY COMMISSION EXP. JULY 19, 1999

STATE OF FLORIDA
COUNTY OF OKALOOSA

The foregoing instrument was sworn to and subscribed
before me this 12th day of March, 1996, by SHARON S.
EFFINGER,

X who is personally known to me, or
who has produced Florida Driver's License
as identification.

Marilyn L. Wentworth
Notary Public
My Commission Expires:

OFFICIAL NOTARY SEAL
MARILYN I. WENTWORTH
NOTARY PUBLIC STATE OF FLORIDA
COMMISSION NO. CC470709
MY COMMISSION EXP. JULY 19, 1999

STATE OF FLORIDA
COUNTY OF OKALOOSA

The foregoing instrument was sworn to and subscribed
before me this 12th day of March, 1996, by MICHAEL Wm MEAD,

X who is personally known to me, or
who has produced _____
as identification.

Marilyn L. Wentworth
Notary Public
My Commission Expires:

OFFICIAL NOTARY SEAL
MARILYN I. WENTWORTH
NOTARY PUBLIC STATE OF FLORIDA
COMMISSION NO. CC470709
MY COMMISSION EXP. JULY 19, 1999

MICHAEL Wm MEAD
ATTORNEY AT LAW
24 WALTER MARTIN ROAD
P. O. DRAWER 1329
FORT WALTON BEACH
FLORIDA 32549-1329

(ws)bellbroo.art/mw #4285

STATE OF FLORIDA
DEPARTMENT OF STATE

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

IN PURSUANCE OF Chapter 48.091, Florida Statutes the following is submitted, in compliance with said Act:

FIRST - BELLBROOK TOWNHOMES OWNERS' ASSOCIATION, INC. desiring to organize under the laws of the State of Florida, with its principal office as indicated in the Articles of Incorporation at 24 Walter Martin Road, Fort Walton Beach, Florida 32548, has named MICHAEL Wm MEAD, located at 24 Walter Martin Road, Fort Walton Beach, Okaloosa County, Florida 32548, as its agent to accept service of process within this state.

ACKNOWLEDGEMENT:

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


MICHAEL Wm MEAD

FILED
SECRETARY OF STATE
DIVISION OF CORPORATIONS
96 MAR 20 PM 3: 08

MICHAEL Wm MEAD
ATTORNEY AT LAW
24 WALTER MARTIN ROAD
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FLORIDA 32549-1329

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