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March 15, 2000

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****122.50 ****78.75

Corporate Records Bureau
Division of Corporations
Department of State
Post Office Box 6327
Tallahassee, FL 32399

RE: Beach Haven Cove Homeowners Association, Inc.
Our File N0258-31014


Gentlemen:

Enclosed herewith please find executed original and copy of Articles of Incorporation with respect to Beach Haven Cove Homeowners Association, Inc.


Also enclosed please find our check in the amount of \$122.50 in payment of the following fees:

Designation of Registered Agent	35.00
Filing Fee	35.00
Certified Copy	<u>52.50</u>
	\$122.50

Please file the Articles of Incorporation and return to the undersigned a certified copy of same.

Very truly yours,

Suzanne Ens, for
For John W. Monroe, Jr.

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Enclosures


3/23/00

FILED
SECRETARY OF STATE
DIVISION OF CORPORATIONS
00 MAR 17 PM 2:19

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**ARTICLES OF INCORPORATION
OF
BEACH HAVEN COVE HOMEOWNERS ASSOCIATION, INC.
(A Corporation Not For Profit)**

ARTICLE I - NAME

This corporation shall be known as BEACH HAVEN COVE HOMEOWNERS ASSOCIATION, INC., hereinafter referred to as the "ASSOCIATION". The principal office of the ASSOCIATION shall be located at 350 Pensacola Beach Blvd., Suite 7, Gulf Breeze, Florida 32561, but meetings of the members and directors may be held at such places within the State of Florida, County of Escambia, as may be designated by the Board of Directors.

ARTICLE II - REGISTERED OFFICE AND REGISTERED AGENT

The address of the initial registered office is 350 Pensacola Beach Blvd., Suite 7, Gulf Breeze, Florida 32561. The Board of Directors may from time to time change the principal office of the ASSOCIATION to any other address in the State of Florida. The name of the initial registered agent is Mark Lyons, III.

ARTICLE III - PURPOSES AND POWERS

The purpose for which this ASSOCIATION is organized is to create an entity which can provide for maintenance and architectural control of the Subdivision and common properties and architectural control of the residential lots within that certain tract of property described as follows, to-wit:

For legal description, see Exhibit "A" attached and incorporated herein by reference which is or will be platted as Beach Haven Cove, a Subdivision.

Together with any and all other property added to the control of the ASSOCIATION by amendment to the Declaration of Covenants, Conditions and Restrictions affecting the above-described property (it is contemplated that at least one Future Phase shall be added and brought under the control of the ASSOCIATION as provided in the Declaration of Covenants, Conditions and Restrictions), and to promote the health, safety and welfare of the residents within the Subdivision and to:

a. Exercise all of the powers and privileges and 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 in the Public Records of Escambia County, Florida, as 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 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 or Limited 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;

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 consent of two-thirds (2/3) of each class of members;

g. Have and exercise any and all powers, rights and privileges which a corporation not for profit organized under the Florida law may now or hereafter have or exercise by law.

ARTICLE IV - QUALIFICATION AND MANNER OF ADMISSION OF MEMBERS

Every person or entity who is a record owner of a Lot, either individually or jointly with others which is subject by covenants of record to assessment by the ASSOCIATION, including a contract seller, shall be a member of the ASSOCIATION. The foregoing is not intended to include persons or entities who hold an interest merely as security for the performance of an obligation. Membership shall be appurtenant to and may not be separated from ownership of any Lot which is subject to assessment by the ASSOCIATION.

A member, unless acting in the capacity of a duly elected officer of the ASSOCIATION, does not have the authority to act for the ASSOCIATION solely by virtue of being a member.

ARTICLE V - VOTING RIGHTS/TRANSITION OF CONTROL

The ASSOCIATION shall have two classes of voting membership:

Class A. Class A members shall be all owners, with the exception of the Declarant, and shall be entitled to one (1) vote for each lot owned. When more than one (1) person or entity holds an interest in a lot, then the vote attributable to such lot shall be exercised as they determine, but in no event shall more than one (1) vote be cast with respect to any lot.

Class B. Class B members shall be the Declarant, as defined in the Declaration of Covenants, Conditions, and Restrictions, and shall be entitled to three (3) votes for each lot owned, as set forth in the Declaration. Class B membership shall cease and be converted to Class A membership when the total votes outstanding in the Class A membership equal the total votes outstanding in the Class B membership, provided, however, that if, after conversion of the Class B membership to Class A membership Phase 2 is annexed, the Class B membership shall thereupon be reinstated with Declaration being a Class B member as to all lots owned by Declarant in the annexed Phase until the then total votes outstanding in the Class A membership again equals or exceeds the then total votes outstanding in the Class B membership in that Phase.

Notwithstanding the foregoing, members other than the Declarant (which excludes builders, contractors, or others who purchase a Lot for the purpose of constructing improvements thereon for resale) are entitled to elect at least a majority of the members of Board of Directors three months after ninety percent (90%) of the Lots in the Subdivision, including the Future Phase, have been conveyed to members.

Declarant shall be entitled to elect at least one member to the Board of Directors as long as Declarant holds at least five percent (5%) of the Lots for sale in the ordinary course of business.

After Declarant relinquishes control of the ASSOCIATION, Declarant may continue to vote any Declarant owned lots in the same manner as any other member.

In all events, Class B membership shall cease to exist and be converted to Class A and shall not thereafter be reinstated on December 31, 2005.

ARTICLE VI - TERM OF EXISTENCE

This corporation is to exist perpetually.

ARTICLE VII - INCORPORATOR

The name and address of the Incorporator is Mark Lyons, III, 350 Pensacola Beach Blvd., Suite 7, Gulf Breeze, Florida 32561.

ARTICLE VIII - BOARD OF DIRECTORS

The business affairs of this ASSOCIATION shall be managed by the Board of Directors, which shall initially consist of three (3) members. The number of Directors may be increased or decreased from time to time as provided in the Bylaws, but shall never be less than three (3).

The members of the Board of Directors need not be members of the ASSOCIATION and shall serve for a term as set forth in the Bylaws.

The President of the ASSOCIATION shall at all times be a member of the Board of Directors, and members of the Board of Directors shall be elected and hold office in accordance with the Bylaws.

The names and street addresses of the persons who are to serve as the first Board of Directors of the corporation are:

1. MARK LYONS, III
350 Pensacola Beach Blvd., Suite 7
Gulf Breeze, Florida 32561
2. W. BROOKS LYONS
350 Pensacola Beach Blvd., Suite 7
Gulf Breeze, Florida 32561
3. JOANNE F. ROHMAN
4504 Twin Oaks Drive
Pensacola, Florida 32506

ARTICLE IX - OFFICERS

The officers of this ASSOCIATION shall be a President, who shall at all times be a member of the Board of Directors, a Vice President and Secretary/Treasurer, and such other officers as the Board of Directors may from time to time create.

The names of the persons who are to serve as officers of this ASSOCIATION until the first election are:

President: MARK LYONS, III

Vice President: W. BROOKS LYONS
Secretary/Treasurer: JOANNE F. ROHMAN

The officers shall be selected at the annual meeting of the Board of Directors as provided in the Bylaws and each shall hold office until he shall sooner resign or shall be removed or otherwise disqualified to serve. Officers shall serve at the pleasure of the Directors.

ARTICLE X - DISSOLUTION

The ASSOCIATION may be dissolved with the assent given in writing and signed by not less than three-fourths (3/4) of the 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 acceptance of such dedication is refused, the 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 XI - AMENDMENTS

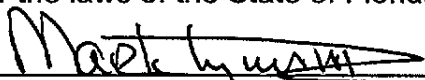
These Articles of Incorporation may be amended by a two-thirds (2/3) vote of the total members at a special meeting of the membership called for that purpose.

Amendments may also be made at a regular meeting of the membership by a two-thirds (2/3) vote of the total members upon notice given, as provided by the Bylaws, of intention to submit such amendments. However, no amendment shall be effective without the written consent of the Developer until after six (6) years from date of filing these Articles of Incorporation with the Secretary of State, State of Florida.

ARTICLE XII - DEFINITIONS

The terms used herein shall have the same definition as set forth in the Declaration of Covenants, Conditions and Restrictions and the Bylaws.

IN WITNESS WHEREOF, I, the undersigned subscribing incorporator, have hereunto set my hand and seal this 15th day of March, 2000, for the purpose of forming this corporation not for profit under the laws of the State of Florida.


Incorporator - MARK LYONS, III

STATE OF FLORIDA
COUNTY OF ESCAMBIA

The foregoing was acknowledged before me this 15 day of March, 2000, by
MARK LYONS, III, who is personally known to me and did not take an oath.



NOTARY PUBLIC



Suzanne T Ens
My Commission CC792308
Expires November 22, 2002

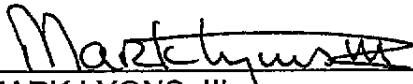
RESIDENT AGENT'S CERTIFICATE

Pursuant to Chapter 48.091, Florida Statutes, the following is submitted in compliance with said Act:

BEACH HAVEN COVE HOMEOWNERS ASSOCIATION, INC., a Florida 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 Gulf Breeze, Santa Rosa County, Florida, has named MARK LYONS, III, whose address is 350 Pensacola Beach Blvd., Suite 7, Gulf Breeze, Florida 32561, as its agent to accept service of process within this State.

Acknowledgment and Acceptance

Having been named to accept service of process for the above stated corporation (or Association) at the place designated in this Certificate, I hereby accept such designation and agree to comply with the provisions of said Act relative to keeping open said office.



MARK LYONS, III

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FILED
SECRETARY OF STATE
AND CLERK OF CORPORATIONS
00 MAR 17 PM 2:19

EXHIBIT "A"

FILED
SECRETARY OF STATE
DIVISION OF CORPORATIONS

00 MAR 17 PM 2:19

DESCRIPTION:

AS PREPARED BY NORTHWEST FLORIDA ENGINEERING & SURVEYING, INC.:

COMMENCE AT THE NORTHWEST CORNER OF FRACTIONAL SECTION 2, TOWNSHIP 3 SOUTH, RANGE 31 WEST, ESCAMBIA COUNTY, FLORIDA, THENCE GO NORTH 88 DEGREES 52 MINUTES 07 SECONDS EAST ALONG THE NORTH LINE OF THE AFORESAID FRACTIONAL SECTION 2 A DISTANCE OF 2515 FEET TO THE POINT OF BEGINNING, THENCE CONTINUE NORTH 88 DEGREES 52 MINUTES 07 SECONDS EAST ALONG THE NORTH LINE OF THE AFORESAID FRACTIONAL SECTION 2 A DISTANCE OF 25.58 FEET, THENCE DEPARTING THE NORTH LINE OF THE AFORESAID FRACTIONAL SECTION 2, GO SOUTH 03 DEGREES 22 MINUTES 19 SECONDS WEST A DISTANCE OF 9.44 FEET, THENCE GO SOUTH 85 DEGREES 02 MINUTES 21 SECONDS EAST A DISTANCE OF 291.29 FEET, THENCE GO NORTH 06 DEGREES 27 MINUTES 06 SECONDS EAST A DISTANCE OF 40.68 FEET TO A POINT ON THE NORTH LINE OF THE AFORESAID FRACTIONAL SECTION 2, THENCE DEPARTING THE NORTH LINE OF THE AFORESAID FRACTIONAL SECTION 2, GO SOUTH 24 DEGREES 30 MINUTES 00 SECONDS EAST A DISTANCE OF 478.81 FEET, THENCE GO SOUTH 76 DEGREES 28 MINUTES 04 SECONDS WEST FOR A DISTANCE OF 81.23 FEET TO A POINT OF A CURVE CONCAVE TO THE NORTHWEST, THENCE GO SOUTH-WESTERLY ALONG SAID CURVE HAVING A RADIUS OF 50.00 FEET, FOR AN ARC DISTANCE OF 161.25 FEET (A DELTA OF 184 DEGREES 46 MINUTES 42 SECONDS, A CHORD BEARING OF SOUTH 72 DEGREES 07 MINUTES 48 SECONDS WEST, A CHORD LENGTH OF 99.91 FEET), THENCE GO NORTH 88 DEGREES 55 MINUTES 42 SECONDS WEST FOR A DISTANCE OF 92.94 FEET, THENCE SOUTH 05 DEGREES 03 MINUTES 47 SECONDS WEST FOR A DISTANCE OF 107.56 FEET, THENCE SOUTH 78 DEGREES 56 MINUTES 33 SECONDS EAST FOR A DISTANCE OF 26.06 FEET TO A LINE LYING 1.00 FOOT WESTERLY AND PARALLEL TO THE WESTERLY LINE AND THE NORTHERLY EXTENSION THEREOF OF A PARCEL OF LAND AS DESCRIBED IN DEED BOOK 217, AT PAGE 543 OF THE PUBLIC RECORDS OF SAID COUNTY, THENCE GO SOUTH 24 DEGREES 30 MINUTES 00 SECONDS EAST ALONG SAID LINE A DISTANCE OF 434.01 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF NAVY STREET (UNIMPROVED, R/W WIDTH VARIES), THENCE GO SOUTH 52 DEGREES 34 MINUTES 57 SECONDS WEST ALONG THE AFORESAID NORTHERLY RIGHT OF WAY LINE OF NAVY STREET A DISTANCE OF 178.32 FEET, THENCE GO NORTH 85 DEGREES 07 MINUTES 53 SECONDS WEST ALONG THE AFORESAID NORTHERLY RIGHT OF WAY LINE A DISTANCE OF 80.00 FEET, THENCE GO NORTH 64 DEGREES 53 MINUTES 36 SECONDS WEST ALONG THE AFORESAID NORTHERLY RIGHT OF WAY LINE A DISTANCE OF 155.63 FEET, THENCE GO NORTH 85 DEGREES 02 MINUTES 21 SECONDS WEST ALONG THE AFORESAID NORTHERLY RIGHT OF WAY LINE OF NAVY STREET A DISTANCE OF 167.34 FEET, THENCE DEPARTING THE AFORESAID NORTHERLY RIGHT OF WAY OF NAVY STREET GO NORTH 05 DEGREES 03 MINUTES 47 SECONDS EAST ALONG THE EASTERLY RIGHT OF WAY LINE OF A 15 FOOT PUBLIC RIGHT OF WAY A DISTANCE OF 419.15 FEET, THENCE NORTH 28 DEGREES 23 MINUTES 39 SECONDS WEST ALONG THE AFORESAID EASTERLY RIGHT OF WAY LINE OF A 15 FOOT PUBLIC RIGHT OF WAY A DISTANCE OF 13.59 FEET, THENCE DEPARTING THE AFORESAID EASTERLY RIGHT OF WAY LINE OF A 15 FOOT PUBLIC RIGHT OF WAY GO NORTH 05 DEGREES 03 MINUTES 47 SECONDS EAST A DISTANCE OF 578.21 FEET TO THE POINT OF BEGINNING. THE ABOVE DESCRIBED PARCEL OF LAND IS SITUATED IN FRACTIONAL SECTION 2, TOWNSHIP 3 SOUTH, RANGE 31 WEST, ESCAMBIA COUNTY, FLORIDA AND CONTAINS 10.06 ACRES, TO BE KNOWN AS A SUBDIVISION NAMED BEACH HAVEN COVE PHASE I.