

Law Offices

Michael Wm Mead, P.A.

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Please reply to:

Post Office Drawer 1329
Fort Walton Beach, Florida 32549-1329

October 26, 2000

N00000007268

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

FILED
00 OCT 30 AM 11:17
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

RE: RUM ISLAND CONDOMINIUM OWNERS ASSOCIATION, INC.
(corporation not for profit)

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 that represents the following:

Filing fee	\$ 35.00
Certified copies	52.50
Registered agent	35.00

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-10/30/00--01139-010
****122.50 *****78.75

Thank you for your assistance and cooperation in this matter.

Sincerely,



MICHAEL Wm MEAD
MWM/bjg

Enclosures: a/s

Rum Island\ COA, filing with secy state



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SECRETARY OF STATE
TALLAHASSEE, FLORIDA

ARTICLES OF INCORPORATION

OF

RUM ISLAND CONDOMINIUM OWNERS ASSOCIATION, INC.

ARTICLE I. NAME & ADDRESS

The name of this corporation is RUM ISLAND CONDOMINIUM OWNERS ASSOCIATION, INC., hereinafter referred to as "association", and the address of the Association shall be 8139 Carmona Street, Navarre, Florida 32566.

ARTICLE II. PURPOSE

This corporation is organized for the purpose of providing an entity pursuant to Section 718.111, Florida Statutes, for the operation of RUM ISLAND CONDOMINIUM, a condominium in accordance with the provisions of the Declaration.

ARTICLE III. 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.

ARTICLE IV. SUBSCRIBERS

The names and addresses of the subscribers of these Articles of Incorporation are as follows:

Michael Coupé 228 Amberjack Dr., #39 Fort Walton Beach, FL 32548	Phillip V. Roy 8139 Carmona St. Navarre, FL 32566
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Bruce Ravan
P.O. Box 1061
Fort Walton Beach, FL 32549-1061

ARTICLE V. DIRECTORS

1. 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 (3) directors nor more than ten (10) directors.

2. 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.

3. When unit owners other than the developer own fifteen percent (15%) or more of the units within the condominium that will be operated ultimately by the Association, the unit owners, other than the developer, shall be entitled to elect no less than one-third (1/3) of the directors of the Board of Directors of the Association. Unit

owners, other than the developer, are entitled to elect not less than a majority of the members of the Board of Directors of the Association:

- a) three (3) years after fifty percent (50%) of the units that will be operated ultimately by the Association have been conveyed to purchasers;
- b) three (3) months after ninety percent (90%) of the units that will be operated ultimately by the Association have been conveyed to purchasers;
- c) when all the units that will be operated ultimately by the Association have been completed, some of them have been conveyed to purchasers, and none of the others are being offered for sale by the developer in the ordinary course of business;
- d) when some of the units have been conveyed to purchasers and none of the others are being constructed or offered for sale by developer in the ordinary course of business; or
- e) seven (7) years after recording of the Declaration of Condominium,

whichever occurs first.

The developer is 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 in the condominium operated by the Association. Following the time the developer relinquishes control of the Association, the developer may exercise the right to vote any developer-owned units in the same manner as any other unit owner except for purposes of reacquiring control of the Association or selecting the majority members of the Board of Directors.

Within seventy-five (75) days after the unit 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) day's notice of an election for the members of the Board of Directors. The election shall proceed as provided in s. 718.112(2)(d). The notice may be given by any unit owner if the Association fails to do so. Upon election of the first unit owner, other than the developer, to the Board of Directors, the developer shall forward to the Division the name and mailing address of the unit owner Board member.

f) If the developer holds units for sale in the ordinary course of business, none of the following actions may be taken without approval in writing by the developer:

1. Assessment of the developer as a unit owner for capital improvements.
2. Any action taken by the association that would be detrimental to the sales of units by the developer; however, an increase in assessments for common expenses without discrimination against the developer shall not be deemed detrimental to the sales of units.

4. 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:

Michael Coupé
228 Amberjack Drive, #39
Fort Walton Beach, FL 32548

Phillip V. Roy
8139 Carmona St.
Navarre, FL 32566

Bruce Ravan
P.O. Box 1061
Fort Walton Beach, FL 32549-1061

ARTICLE VI. 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 - Phillip V. Roy
Vice President - Michael Coupé
Secretary &
Treasurer - Bruce Ravan

ARTICLE VII. 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 VIII. AMENDMENTS

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

1. 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.

2. 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.

3. Approval of an amendment must be by not less than sixty-six and two-thirds percent (66-2/3%) of the votes of the Board of Directors of the association or by not less than sixty-six and two-thirds percent (66-2/3%) of the votes of the entire membership of the association.

4. No amendments shall make any changes in the qualification for membership nor the voting rights of members.

5. A copy of each amendment shall be certified by the Secretary of State and recorded in the Public Records of Okaloosa County, Florida.

ARTICLE IX. RESIDENT AGENT

The association has named PHILLIP V. ROY, whose address is: 8139 Carmona Street, Navarre, Santa Rosa County, Florida 32566 as its resident agent to accept service of process within the State.

Michael Coupé

Michael Coupé

Phillip V. Roy

Phillip V. Roy

Bruce Ravan

Bruce Ravan

STATE OF FLORIDA
COUNTY OF OKALOOSA

The foregoing instrument was acknowledged before me this 25th day of October, AD 2000, by Michael Coupé, who is personally known to me and he did not take an oath.

OFFICIAL NOTARY SEAL
BEVERLY J GARRETT
NOTARY PUBLIC STATE OF FLORIDA
COMMISSION NO. CC744313
MY COMMISSION EXP. JUNE 15,2002

Beverly J. Garrett

Notary Public
Print name: BEVERLY J. GARRETT
My Commission Expires:

STATE OF FLORIDA
COUNTY OF OKALOOSA

The foregoing instrument was acknowledged before me this 25th day of October, AD 2000, by PHILLIP V. ROY, who is personally known to me and he did not take an oath.

OFFICIAL NOTARY SEAL
BEVERLY J GARRETT
NOTARY PUBLIC STATE OF FLORIDA
COMMISSION NO. CC744313
MY COMMISSION EXP. JUNE 15,2002

Beverly J. Garrett

Notary Public
Print name: BEVERLY J. GARRETT
My Commission Expires:

STATE OF FLORIDA
COUNTY OF OKALOOSA

The foregoing instrument was acknowledged before me this 25th day of October, AD 2000 by BRUCE RAVAN, who is personally known to me and he did not take an oath.

OFFICIAL NOTARY SEAL
BEVERLY J GARRETT
NOTARY PUBLIC STATE OF FLORIDA
COMMISSION NO. CC744313
MY COMMISSION EXP. JUNE 15,2002


Beverly J. Garrett

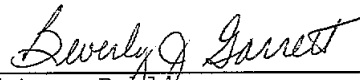
Notary Public
Print name: BEVERLY J. GARRETT
My Commission Expires:

OATH OF RESIDENT AGENT

I, PHILLIP V. ROY, having been named to accept service of process for RUM ISLAND CONDOMINIUM OWNERS ASSOCIATION, INC., at 8139 Carmona Street, Navarre (Santa Rosa County) Florida 32566, hereby accept to act in this capacity and agree to comply with the provisions of said act relative to keeping open said office.

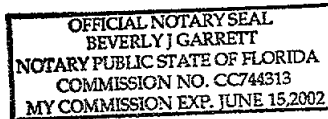
DATED: this 25th day of October, AD 2000.


Phillip V. Roy


Notary Public
Print name: BEVERLY J. GARRETT

My Commission Expires:

CONDO\RUMISLAND\Articles.Inc (COA)
#6533bjg



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TALLAHASSEE, FLORIDA