

N 01000007533

Requester's Name

Developments Unlimited of NW FL, Inc.
1200 Crosswinds Landing
Fort Walton Beach, FL 32547

City/State/Zip

Phone #

Office Use Only

CORPORATION NAME(S) & DOCUMENT NUMBER(S), (if known):

1. _____ (Corporation Name) _____ (Document #)
2. _____ (Corporation Name) _____ (Document #)
3. _____ (Corporation Name) _____ (Document #)
4. _____ (Corporation Name) _____ (Document #)

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SECRETARY OF STATE
TALLAHASSEE, FLORIDA
01 OCT 22 PM 1:39

- ☐ Walk in ☐ Pick up time _____ ☐ Certified Copy
- ☐ Mail out ☐ Will wait ☐ Photocopy ☐ Certificate of Status

NEW FILINGS

- ☐ Profit
☐ Not for Profit
☐ Limited Liability
☐ Domestication
☐ Other

AMENDMENTS

- ☐ Amendment
☐ Resignation of R.A., Officer/Director
☐ Change of Registered Agent
☐ Dissolution/Withdrawal
☐ Merger

OTHER FILINGS

- ☐ Annual Report
☐ Fictitious Name

REGISTRATION/QUALIFICATION

- ☐ Foreign
☐ Limited Partnership
☐ Reinstatement
☐ Trademark
☐ Other

F. 0-4153 OCT 23 2001

Examiner's Initials

**ARTICLES OF INCORPORATION
OF
JUNIPER CREEK HOMEOWNERS' ASSOCIATION, INC.**

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TAMPA

In order to form a corporation not for profit in accordance with the provisions and the laws of the State of Florida, we, the undersigned, who are adult residents of Florida, hereby associate ourselves into a corporation not for profit for the purposes and the powers stated in these Articles of Incorporation, set forth as follows:

ARTICLE I. NAME AND ADDRESS OF THE CORPORATION.

The name of the corporation shall be Juniper Creek Homeowners' Association, Inc., whose business will be conducted within the State of Florida. The principal office of the Corporation is located at 4980 S. Ferdon Boulevard, Crestview, Florida 32536.

ARTICLE II. PURPOSE AND POWERS OF THE CORPORATION.

The general nature, objects and purposes of this Corporation is to provide an organization of homeowners through which the residential development known as Juniper Creek Estates, located in Crestview, Florida is to be managed. This Corporation shall operate pursuant to the non-profit corporation statutes of the State of Florida, and the Declaration of Covenants, Conditions, Restrictions and Easements of Juniper Creek Estates and the adopted By-Laws of the Corporation.

ARTICLE III. TERM OF CORPORATION.

The term of this corporation shall be perpetual unless and until dissolved by a 2/3 majority vote of the members in conjunction with the termination of the Declaration of the Covenants, Conditions, Restrictions and Easements of Juniper Creek Estates.

ARTICLE IV. REGISTERED AGENT.

The name of the initial registered agent of the corporation shall be Rick L. Goff. The address of the initial registered agent of the corporation shall be 4980 S. Ferdon Boulevard., Crestview, Florida 32536. The Board of Directors may from time to time change the registered agent or office location to any other resident or address in the State of Florida.

ARTICLE V. SUBSCRIBERS.

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

Rick L. Goff	4980 S. Ferdon Boulevard, Crestview, FL 32536
Robert A. Fisher	1200 Crosswinds Landing, Ft. Walton Beach, FL 32547

ARTICLE VI. MEMBERSHIP.

The rights and obligations arising from membership in this corporation shall be as defined in the Declaration of Covenants, Conditions, Restrictions and Easements of Juniper Creek Estates as recorded in the Public Records of Okaloosa County. All lot owners within Juniper Creek Estates are required to be members of this Corporation.

ARTICLE VII. MANAGEMENT OF CORPORATION.

The affairs of the Corporation shall be managed by the officers of the Corporation, subject to the direction of the Board of Directors who are elected by the members. The Board of Directors shall select the President, Secretary, and Treasurer, and other officers as the Board shall determine. The President shall be selected from among the members of the Board, but no other officer need be a member of the Board.

ARTICLE VIII. BOARD OF DIRECTORS.

The members of the first Board of Directors shall be three (3) persons appointed by the Declarant. The names and addresses of the first Board of Directors shall be as follows:

Rick L. Goff	4980 S. Ferdon Boulevard., Crestview, FL 32536
Susan Goff	4980 S. Ferdon Boulevard., Crestview, FL 32536
Robert A. Fisher	1200 Crosswinds Landing, Ft. Walton Beach, FL 32547

The first election of Directors by the members of the Corporation shall be held within two (2) years of the sale of the first lot. At that election, a minimum of three (3) and a maximum of five (5) directors shall be elected. The Declarant shall have the right to appoint a majority of Directors during the time the Declarant is the owner of any lots within any phase of Juniper Creek Estates. Thereafter, at each annual meeting, vacancies in the Board shall be filled by election by the members. Any vacancy between annual meetings shall be filled for the remainder of the terms of the vacant seat by the Board of Directors.

ARTICLE IX. INDEMNIFICATION.

Every Director and every Officer of the Corporation shall be indemnified by the Corporation against all expenses and liabilities, reasonably incurred by or imposed upon, by reason of his being or having been a director or officer of the Corporation, except in such cases wherein the Director or Officer is guilty of willful misfeasance or gross negligence in the performance of his duties.

ARTICLE X. ADOPTION AND AMMENDMENT OF BY LAWS.

The By-Laws of the Corporation shall be adopted by the first Board of Directors and thereafter may be altered, amended or rescinded by a majority vote of the members as prescribed in the By-Laws of the Corporation.

ARTICLE XI. AMMENDMENT OF ARTICLES.

The Articles of Incorporation may be amended by giving to the members advance written notice of the subject matter of the proposed amendment, notice of any meeting at which such proposed amendment shall be considered. A resolution adopting a proposed amendment may be proposed by the Board of Directors or by petition of 90% of the members of the Corporation, and after being proposed, it must be approved by a two-thirds majority of the members of the Corporation.

IN WITNESS WHEREOF, the undersigned have made and subscribed of these Articles of Incorporation at Crestview, Florida on the 18th day of October, 2001.

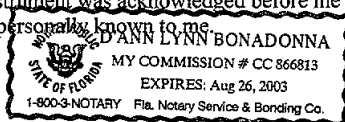
Rick L. Goff
Rick L. Goff

Robert A. Fisher
Robert A. Fisher

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STATE OF FLORIDA
COUNTY OF OKALOOSA

The foregoing instrument was acknowledged before me this 18th day of October, 2001, by Rick L. Goff and Robert A. Fisher who are personally known to me.



D'Ann Lynn Bonadonna
Notary Public

STATE OF FLORIDA
COUNTY OF OKALOOSA

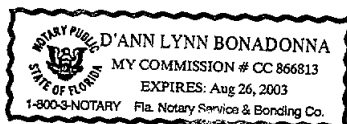
ACCEPTANCE BY REGISTERED AGENT

I, Rick L. Goff, having been named to accept service of process and hereby act in this capacity and agree to comply with the provisions of said act relative to keeping open said office.

Rick L. Goff
Registered Agent

STATE OF FLORIDA
COUNTY OF OKALOOSA

The foregoing instrument was acknowledged before me this 18th day of October, 2001, by Rick L. Goff, who is personally known to me and who did not take an oath.



D'Ann Lynn Bonadonna
Notary Public