

CAPITAL CONNECTION, INC.

417 E. Virginia Street, Suite 1 • Tallahassee, Florida 32301
(850) 224-8870 • 1-800-342-8062 • Fax (850) 222-1222

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RECEIVED
02 MAY 21 AM 9:26
DEPARTMENT OF STATE
DIVISION OF CORPORATIONS
TALLAHASSEE, FLORIDA

6246
W02-14770

Signature _____

Requested by: _____

Name _____

Date 5/21

Time 9:00

Walk-In _____

Will Pick Up _____

☒ Art of Inc. File _____

____ LTD Partnership File _____

____ Foreign Corp. File _____

____ L.C. File _____

____ Fictitious Name File _____

____ Trade/Service Mark _____

____ Merger File _____

____ Art. of Amend. File _____

____ RA Resignation _____

____ Dissolution / Withdrawal _____

____ Annual Report / Reinstatement _____

____ Cert. Copy _____

☒ Photo Copy _____

____ Certificate of Good Standing _____

____ Certificate of Status _____

____ Certificate of Fictitious Name _____

____ Corp Record Search _____

____ Officer Search _____

____ Fictitious Search _____

____ Fictitious Owner Search _____

____ Vehicle Search _____

____ Driving Record _____

____ UCC 1 or 3 File _____

____ UCC 11 Search _____

____ UCC 11 Retrieval _____

____ Courier _____

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SECRETARY OF STATE
TALLAHASSEE, FLORIDA

gy 5/22



FLORIDA DEPARTMENT OF STATE

Katherine Harris
Secretary of State

May 21, 2002

CAPITAL CONNECTION INC.
417 E. VIRGINIA STREET
SUITE 1
TALLAHASSEE, FL 32301

SUBJECT: MIRAMAR BEACH COTTAGES ASSOCIATION, INC.
Ref. Number: W02000014770

RECEIVED
02 MAY 23 PM 2:47
DEPARTMENT OF STATE
DIVISION OF CORPORATIONS
TALLAHASSEE, FLORIDA

We have received your document for MIRAMAR BEACH COTTAGES ASSOCIATION, INC. and your check(s) totaling \$70.00. However, the enclosed document has not been filed and is being returned for the following correction(s):

Section 617.0202(d), Florida Statutes, requires the manner in which directors are elected or appointed be contained in the articles of incorporation or a statement that the method of election of directors is as stated in the bylaws.

Please return the original and one copy of your document, along with a copy of this letter, within 60 days or your filing will be considered abandoned.

If you have any questions concerning the filing of your document, please call (850) 245-6973.

Claretha Golden
Document Specialist
New Filings Section

Letter Number: 902A00032627

RE-SUBMIT
PLEASE OBTAIN THE ORIGINAL
FILE DATE

**ARTICLES OF INCORPORATION
OF**

MIRAMAR BEACH COTTAGES ASSOCIATION, INC.

The undersigned, acting as incorporator of a nonprofit corporation under Chapter 617, Florida Statutes, does hereby adopt the following Articles of Incorporation:

ARTICLE I - NAME

The name of the corporation (hereinafter called the "Association") is MIRAMAR BEACH COTTAGES ASSOCIATION, INC., and the address of the principal office and its mailing address is 4391 Old Bayou Trail, Destin, Florida 32541.

ARTICLE II - PURPOSE

The specific purpose for which the Association is formed is to provide for maintenance, preservation, architectural control and security of the residential lots, easements, access facilities and common areas of the property described in the Plat of Miramar Beach Cottages to be recorded in the Public Records of Walton County, Florida, and to promote the health, safety and welfare of the residents of the above-described subdivision and such phases as added thereto, if any, all of which will be brought within the jurisdiction of the Association for such purposes when said phases are recorded in the Public Records of Walton County, Florida.

In furtherance of such purposes, the Association shall have the power to:

(a) Perform all of the duties and obligations of the Association as set forth in a certain Declaration of Covenants, Conditions, Restrictions and Easements for Miramar Beach Cottages (the "Declaration") to be recorded in the Public Records of Walton County, Florida, as the same may be amended from time to time, said Declaration, as it may be amended from time to time, being incorporated herein by reference.

(b) Affix, levy and collect and enforce payment by any lawful means of all charges and assessments pursuant to the terms of the Declaration, pay all expenses in connection therewith, and all office and other expenses incidental to the conduct of the business of the Association, including all licenses, taxes or governmental charges levied on or imposed against the property of the Association.

(c) Acquire (by gift, purchase or otherwise), own, hold and improve, build upon, operate, maintain, convey, sell, lease, transfer, dedicate to public use, or otherwise dispose of real or personal property in connection with the affairs of the Association.

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TALLAHASSEE, FLORIDA

(d) Borrow money or hypothecate any or all of its real or personal property as security for money borrowed or debt incurred.

(e) Dedicate, sell, or transfer all or part of the common areas to any municipality, public agency, authority, or utility for such purposes and subject to such conditions as may be agreed upon by all of the members. No such dedication or transfer shall be effective unless an instrument has been recorded in the Public Records of Walton County, Florida.

(f) Participate in mergers and consolidations with other nonprofit corporations organized for similar purposes, or annex additional property for common areas.

(g) Have and exercise any and all powers, rights, and privileges that a nonprofit organization organized under Chapter 617, Florida Statutes by law may have now or hereafter have or exercise, together with all other powers reasonably necessary to effectuate the purposes of the Association.

(h) Further, the Association shall operate and maintain any stormwater management system and any stormwater discharge facility exempted or permitted by the Florida Department of Environmental Regulation or other state agency on the property of the Association, and shall have all powers necessary to establish rules and regulations, assess members, and contract for services for the maintenance and operation thereof.

The Association is organized and shall be operated exclusively for the purposes set forth above. The activities of the Association shall be financed by assessments against members as provided in the Declaration, and no part of any net earnings of the Association will inure to the benefit of any member.

ARTICLE III - MEMBERSHIP

Every person or entity who is a record owner of a fee or undivided fee interest in any Lot which is subject by covenants of record to assessment by the Association shall be a member and shall be entitled to one vote for each Lot owned. When one or more person holds an interest in any Lot, the one (1) vote for such Lot shall be exercised as they among themselves determine. Membership shall be appurtenant to and may not be separated from ownership of any Lot which is subject to assessment by the Association.

ARTICLE IV - DURATION

The period of duration of the Association shall be perpetual.

ARTICLE V - SUBSCRIBER

The name and address of the subscriber is Terri P. Hensley, 4391 Old Bayou Trail, Destin, Florida 32541.

ARTICLE VI - OFFICERS

The officers of the Association shall be a president, vice president, secretary and treasurer. Such officers shall be elected at the first meeting of the board of directors following each annual meeting of members, or as otherwise set forth in the Bylaws.

The names of the officers who are to serve until the first election are:

<u>Name</u>	<u>Office</u>
Terri P. Hensley	President
Robert Z. Hensley	Vice President/Treasurer/ Secretary

ARTICLE VII - BOARD OF DIRECTORS

The affairs of the Association will be managed by a Board of Directors consisting of the number of directors as shall be determined in accordance with the Bylaws, but not less than three directors, and in the absence of such determination shall consist of three directors. Directors shall be elected as stated in the Bylaws. The names and addresses of the persons who shall serve as directors until the first election are:

Terri P. Hensley	4391 Old Bayou Trail, Destin, Florida 32541
Robert Z. Hensley	4391 Old Bayou Trail, Destin, Florida 32541
William K. Hensley	5793 Brookstone Drive, Cincinnati, Ohio 45230

ARTICLE VIII - BYLAWS

The Bylaws of the Association may be made, altered, or rescinded at any annual meeting of the Association, or at any special meeting duly called for such purpose by not less than the affirmative vote of two-thirds (2/3) of the membership of the Association existing at the time of and present in person or by proxy at such meeting except that the initial Bylaws of the Association shall be made and adopted by the Board of Directors.

ARTICLE IX - AMENDMENTS

Amendments to these Articles of Incorporation may be proposed by any member of the Association. These Articles may be amended at any annual meeting of the Association, or at any special meeting duly called and held

for such purpose, on the affirmative vote of two-thirds (2/3) of the membership of the Association existing at the time of and present in person or by proxy at such meeting.

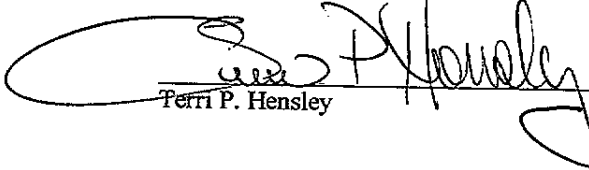
ARTICLE X - DISSOLUTION

On dissolution, the assets of the Association shall be distributed to an appropriate public agency to be used for purposes similar to those for which the Association was created. In the event such distribution is refused acceptance, such assets shall be granted, conveyed, and assigned to any nonprofit corporation, association, trust, or other organization organized and operated for similar purposes.

ARTICLE XI - REGISTERED AGENT

The Association has named MARY K. KRAEMER, whose address is 35 Clayton Lane, Santa Rosa Beach, Florida 32459, as its registered agent to accept service of process within the State.

EXECUTED at Nashville, Tennessee, on the 22nd day of April, 2002.

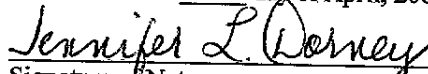

Terri P. Hensley (Seal)

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02 MAY 21 AM 8:20
SECRETARY OF STATE
ALABAMA

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The foregoing instrument was acknowledged before me this 22nd day of April, 2002, by Terri P Hensley.


Signature of Notary
JENNIFER L. DORNEY

Name of Notary (Typed, Printed or Stamped)

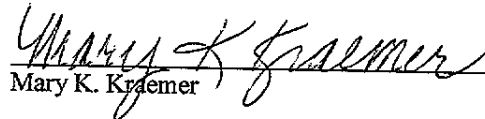
Commission Number (if not legible on seal):

My Commission Expires (if not legible on seal):

Personally Known ☒ OR Produced Identification
Type of Identification Produced current Florida driver's license or

Having been named to accept Service of Process for the above stated Corporation, at the place designated in these Articles, I hereby agree to act in this capacity, and I further agree to comply with the provisions of all statutes relative to the proper and complete performance of my duties.

Dated this 24th day of April, 2002.


Mary K. Kraemer