

NO20000004433

Requester's Name

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02 JUN 10 AM 9:45

SECRETARY OF STATE
TALLAHASSEE FLORIDA

Address

Beach House South
1409 Atlantic St
Melbourne, FL
32951

Office Use Only

CO-32951-NT NUMBER(S), (if known):

1. _____
(Corporation Name) (Document #)

2. (407) 243-2021 M. Byers
(Corporation Name) (Document #)

000005574950--1
-05/20/02--01068--001
*****78.75 *****78.75

3. _____
(Corporation Name) (Document #)

4. _____
(Corporation Name) (Document #)

☐ 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

W0214743

Examiner's Initials



FLORIDA DEPARTMENT OF STATE
Katherine Harris
Secretary of State

May 21, 2002

BEACH HOUSE SOUTH
1409 ATLANTIC ST
MELBOURNE, FL 32951

SUBJECT: SECTION ONE, THE BEACH HOUSE SOUTH TOWNHOME
OWNERS ASSOCIATION, INC.
Ref. Number: W02000014743

We have received your document for SECTION ONE, THE BEACH HOUSE SOUTH TOWNHOME OWNERS ASSOCIATION, INC. and your check(s) totaling \$78.75. However, the enclosed document has not been filed and is being returned for the following correction(s):

The name of the entity must be identical throughout the document.

THE HEADER OF THE ARTICLES MUST BE IDENTICAL WITH THE NAME IN ARTICLE I. YOU MAY USE THE FORM I HAVE ENCLOSED FOR YOUR CONVENIENCE.

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.

Section 617.0803, Florida Statutes, requires that the board of directors never have fewer than three directors.

The document must contain a registered agent with a Florida street address and a signed statement of acceptance. (i.e. I hereby am familiar with and accept the duties and responsibilities of Registered Agent.)

Section 607.0120(6)(b), or 617.0120(6)(b), Florida Statutes, requires that articles of incorporation be executed by an incorporator.

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) 245-6933.

Dale White
Document Specialist
New Filings Section

Letter Number: 402A00032568

**ARTICLES OF INCORPORATION
OF SECTION ONE,
THE BEACH HOUSE SOUTH TOWNHOMES
OWNERS ASSOCIATION, INC
(a corporation not for profit)**

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SECRETARY OF STATE
TALLAHASSEE FLORIDA

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 Section One, The Beach House South Townhomes Owners Association, Inc., hereinafter called the "Association".

ARTICLE II

The principal office of the Association is located at 1409 Atlantic St., Melbourne Beach, FL 32951

ARTICLE III

PURPOSE AND POWER OF THE ASSOCIATION

This association does not contemplate pecuniary gain or profit to the members thereof, and the specific purposes for which the Association is formed is to provide for maintenance, preservation and architectural control of the residence lots and Common Area within that certain tract of land described as:

Lots 1, 2, 3, 4, 5 and 6, BLOCK 25, WILCOX PLAT OF MELBOURNE
BEACH, according to the Plat thereof as recorded in Plat Book 1 at Page 58 of
the Public Records of Brevard County, Florida

And to promote the health, safety and welfare of the residents within the above described property and any additions thereto as may hereinafter be brought within the jurisdiction of this Association for this purpose to:

- A. exercise all the powers and privileges and to perform all of the duties and obligations of the Association as set for in that certain Declaration of Covenants, Conditions and Restrictions, hereinafter called the "Declaration", applicable to the property and recorded or to be recorded in the public records of Brevard County, Florida and as the 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 and 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 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 each class 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 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 each class of members agreeing to such dedication, sale or transfer;
- F. Participate in mergers and consolidations with other nonprofit corporations organized for the same purposes or annex additional residential property and Common Area, provided that any such merger, consolidation or annexation shall have the assent of two-thirds (2/3) of each class of members;
- G. Have and to exercise any and all powers, rights and privileges which a corporation organized under the non-profit Corporation Law of the State of Florida by law may now or hereafter have or exercise.

ARTICLE IV

Manner of Election

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, including contract sellers, 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. A membership shall be appurtenant to and may not be separated from ownership of any lot which is subject to assessment by the Association.

All owners shall be entitled to one vote for each lot owned. When more than one person holds an interest in any lot, 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 lot.

ARTICLE V
Initial Directors/OFFICERS

Section 1 --The affairs of this Association shall be managed by the officers of the corporation consisting of at least four (4) members of the Association.

Section 2 -- The officers of the corporation shall be a President, a Vice-President, a Secretary, a Treasurer, and such other officers as may be provided in the by-laws.

Section 3 -- The names of the persons who are to serve as officers of the corporation are:

OFFICE	NAME
President	Joseph Petruzzello 1425 Atlantic St. Melbourne Beach, Fl. 32951
Vice President	Bernadette Graham 1409 Atlantic St. Melbourne Beach, Fl. 32951
Treasurer	Jeanne Kelly 1419 Atlantic St. Melbourne Beach, fl. 32951
Secretary	Robert Byers 3928 Carnaby Dr. Oviedo, Fl. 32765

Section 3 -- The officers shall be elected at the first meeting of the membership of the Association of each year.

Section 4 -- The Directors ^{are} appointed by the elected officers as stated in Article 1, section 6 of the by-laws.

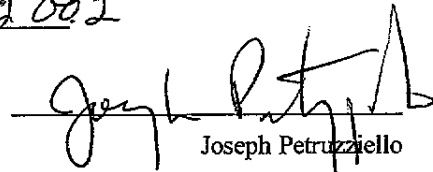
ARTICLE VI
Initial Registered Agent/Street Address

Bernadette Graham 1409 Atlantic St. Melbourne Beach, Florida 32951

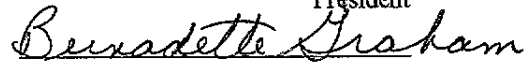
ARTICLE VII

The Incorporator is Jeanne Kelly 1419 Atlantic St. Melbourne Beach Florida, 32951

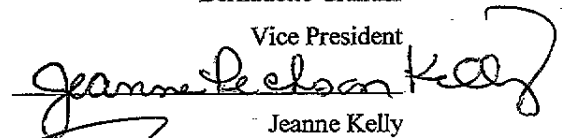
IN WITNESS WHEREOF, for the purposes of forming this corporation under the laws of the State of Florida, we the undersigned, constituting the incorporators of this association, have executed these Articles on Incorporation this 11 Day of May 2002


Joseph Petruzzello

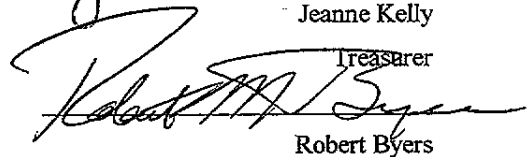
President


Bernadette Graham

Vice President


Jeanne Kelly

Treasurer


Robert Byers

Secretary

Having been named as registered agent to accept service of process for the above stated corporation at the place designated in this certificate, I am familiar with and accept the appointment as registered agent and agree to act in this capacity

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02 JUN 10 AM 9:45

SECRETARY OF STATE
TALLAHASSEE FLORIDA

Bernadette Graham
Signature/Registered Agent

May 11, 2002
Date

Janne Beckon Kelly
Signature/Incorporator

5/11/02
Date