

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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Crest Bay Cottages Home-
Owners Assoc

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ARTICLES OF INCORPORATION
OF
CREST BAY COTTAGES HOMEOWNERS' ASSOCIATION, INC.

The undersigned, acting as incorporators of a not-for profit corporation organized pursuant to Chapter 617, Florida Statutes, hereby adopts the following Articles of Incorporation:

ARTICLE I - NAME

The name of this corporation shall be Crest Bay Cottages Homeowners' Association, Inc.

ARTICLE II - DURATION

The duration of this corporation shall be perpetual.

ARTICLE III PURPOSE

This corporation shall be a not-for-profit corporation in accordance with Chapter 617, Florida Statutes, the primary purpose for which will be to own the common areas designated on the following described real property, to wit:

The Crest Bay Cottages Subdivision, a proposed subdivision to be recorded in the Public Records of Walton County, Florida.

and to provide for the improvement, maintenance, landscaping and deal with other matters relating to the common areas shown on said plat; to affix, levy and collect all charges and assessments made against any lot in Crest Bay Cottages Subdivision or any other property coming under the jurisdiction or authority of this corporation, as provided by the Declarations of Covenants, Conditions, and Restrictions relating thereto as recorded in the Public Records of Walton County, Florida and pursuant to such bylaws as may be established for this corporation; and to otherwise deal to the full extent permitted by law, with any matters relating to the management or control of any property coming under the authority of this corporation.

ARTICLE IV - BOARD OF DIRECTORS

This corporation shall be managed by a Board of Directors consisting of not less than three and not more than five directors, the exact number of which and the manner of election for whom shall be as determined by the By-Laws of this corporation. Until the first election of Directors, the Incorporator shall exercise all power and authority of the Board of Directors.

ARTICLE V - OFFICERS

The officers of the corporation, their duties and authority, and the manner of electing and removing them shall be prescribed in the By-Laws.

ARTICLE VI - BYLAWS

The incorporator is authorized to adopt, amend and repeal By-Laws for the corporation prior to the first election of Directors. Thereafter, the manner of amending or repealing the By-Laws shall be as prescribed in the By-Laws.

ARTICLE VII - PRINCIPAL OFFICE

The address of the principal office of this corporation is 912 Blair Street, Hollidaysburg, PA 16648, and the mailing address of this corporation is 912 Blair Street, Hollidaysburg, PA 16648.

ARTICLE VII - REGISTERED AGENT

The street address of the initial registered agent office of this corporation shall be located at 36008 Emerald Coast Parkway, Suite 301, Destin, Florida 32541, and the name of the initial registered agent is Robert E. McGill, III., Esq.

ARTICLE IX - MEMBERSHIP

Every person or entity who is a record owner of a fee or undivided fee interest in any lot which is subjected by the Declaration of Covenants, Conditions and Restrictions of record to assessment by the association including contract sellers, shall be a member of the corporation. Membership shall be appurtenant to and shall not be separated by ownership of a lot which is subject to assessment by the corporation.

ARTICLE X - VOTING RIGHTS

Each owner of a lot shall be entitled to one vote.

ARTICLE XI - AMENDMENT TO ARTICLES OF INCORPORATION

Prior to the first election of Directors, these Articles of Incorporation may be amended by the Incorporator. Thereafter, the manner of amending these Articles shall be as prescribed in either the By-Laws or in an applicable amendment to the Articles of Incorporation, provided, however, if no manner of amendment is coprescribed, these Articles may be amended as provided by Florida Statutes.

ARTICLE XII - INCORPORATORS

The name and street address of the incorporator signing these articles is as follows:

Robert E. McGill, III
36008 Emerald Coast Parkway, Suite 301
Destin, Florida 32541

IN WITNESS WHEREOF the incorporator named above has set here
unto his hand and seal this 9th day of July, 2002.


Robert E. McGill, III

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ACCEPTANCE OF APPOINTMENT
AS REGISTERED AGENT

02 AUG -5 PM 3:30

The undersigned hereby accepts appointment pursuant to Florida Statutes Section 617-0501 as registered agent on whom process may be served for the above corporation, and states that the undersigned is familiar with, and accepts the obligation of that portion, this day of July 9, 2002.


Robert E. McGill, III

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