

NO20000006292

TRANSMITTAL LETTER

Department of State
Division of Corporations
P. O. Box 6327
Tallahassee, FL 32314

**SUBJECT: RIO DEL MAR CONDOMINIM NO. ONE-HUNDRED AND
THIRTY ASSOCIATION, INC.**

02 AUG 19 AM 10:19
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

FILED

Enclosed is an original and one(1) copy of the articles of incorporation and a
check for :

☒ \$70.00 Filing Fee

200006942222--6
-08/07/02--01035--026
*****70.00 *****70.00

ADDITIONAL COPY REQUIRED

FROM:

Name : MICHAEL W. HALE
Address: 413 OCEAN DRIVE
City, State & Zip: ST. AUGUSTINE, FLORIDA 32080
Daytime Telephone number (904) 471-7230

NOTE: Please provide the original and one copy of the articles.

602-23169

8.20.02



FLORIDA DEPARTMENT OF STATE

Jim Smith
Secretary of State

August 13, 2002

MICHAEL W HALE
413 OCAEN DR
ST AUGUSTINE, FL 32080

SUBJECT: RIO DEL MAR CONDOMINIM NO. ONE-HUNDRED AND THIRTY
ASSOCIATION, INC.
Ref. Number: W02000023169

We have received your document for RIO DEL MAR CONDOMINIM NO. ONE-HUNDRED AND THIRTY 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):

The document must contain written acceptance by the registered agent, (i.e. "I hereby am familiar with and accept the duties and responsibilities as Registered Agent.")

The registered agent must sign accepting the designation.

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) 245-6930.

Donna Graves
Document Specialist
New Filing Section

Letter Number: 902A00047693

FILED

02 AUG 19 AM 10: 19

ARTICLES OF INCORPORATION

In Compliance with Chapter 617, F.S., (Not for Profit)

SECRETARY OF STATE
TALLAHASSEE, FLORIDA

ARTICLE I NAME

The name of the corporation shall be: **RIO DEL MAR CONDOMINIM NO. ONE-HUNDRED AND THIRTY ASSOCIATION, INC.**

ARTICLE II PRINCIPAL OFFICE

The principal place of business and mailing address of this corporation shall be: **130 RIO DEL MAR, ST. AUGUSTINE, FLORIDA 32080**, or at such location as may be designated by the Association's Board of Administration. All books and records shall be kept at its principal office.

ARTICLE III PURPOSE

The purpose for which the corporation is organized is:

- A. To form an Association as defined in Chapter 718, Florida Statutes, as amended, and, as such, to operate, maintain, repair, improve, reconstruct, and administer the condominium property of, and to perform the acts and duties necessary and desirable for the management of the units and common elements of **RIO DEL MAR CONDOMINIM NO. ONE-HUNDRED AND THIRTY ASSOCIATION, INC.**, to own, operate, lease, sell and trade property, whether real or personal, in the administration of the condominium. Such units and common elements as mentioned are referred to as Condominium.
- B. To carry out the duties the duties and obligations and receive the benefits given the association by the declaration of Condominium.
- C. To establish bylaws for the operation of the Condominium property, provide for the administration of the Association and rules and regulations for governing the same, and enforce the provisions of the Condominium act, the declaration, the articles of incorporation and the bylaws.
- D. To contract for the management of the Condominium and to delegate to the party with whom such contract has been executed the appropriate powers and duties of the Association except those which require specific action by or the approval of the Board of Administration and the bylaws of the Association.
- E. The Association shall have all of the common law and statutory powers provided for nonprofit corporations under the laws of the State of Florida, and the powers provided by the Condominium Act, the declaration, these Articles and the bylaws of the corporation.

ARTICLE III MEMBERSHIPS

- A. All unit owners in the condominium shall automatically be members of the Association and their membership shall automatically when they sell their respective units. If a member sells his unit under the provisions of the Declaration, his purchaser shall automatically acquire membership in the association. Membership certifications are not required and will not be issued.
- B. On all matters as to which the membership shall be entitled to vote, as hereinafter provided, there shall be only one vote for each condominium unit, corporation and the bylaws of the Association.

ARTICLE IV DIRECTORS

- A. The affairs and property of the Association shall be managed and governed by a Board of Directors (the same as and herein sometimes referred to as the Board of Directors) composed of no less than three persons (Directors). The first Board of Directors shall have three members and in the future, the number shall be determined from time to time in accordance with the bylaws.
- B. Directors shall be elected by the Members in accordance with the bylaws at the regular meeting of the membership of the Association. Directors shall be elected to serve a term of one year and until their respective successor has been elected and qualified in accordance with the terms of the bylaws; and, in the event of a vacancy, the remaining director or directors may appoint a director or directors to serve the balance of the un-expired term or terms.

ARTICLE V OFFICERS

The manner in which the directors are elected or appointed: Subject to the direction of the Board of Administration, the affairs of the Association shall be administered by officers who shall be elected by the Board of Administration in accordance with the bylaws at the regular annual meeting of the Board as established by the bylaws. The Board of Administration shall elect from among the members a president, a secretary, a treasurer, and other such officers as it shall deem desirable. The president shall be elected from among the members of the Board of Administration, but no other officer need be a director.

ARTICLE VI BYLAWS

The bylaws of the Association shall be adopted by the Board of Administration and attached to the Declaration to be filed among the Public Records of St. Johns County, Florida. The bylaws may be amended by affirmative vote of a majority of the members.

No amendment shall change the rights and privileges of the developer referred to in the declaration, and the Exhibits attached thereto, without the developer's written approval.

No amendment to the bylaws shall be passed which would operate to impair or prejudice the rights or any mortgagee.

ARTICLE VI INITIAL REGISTERED AGENT AND STREET ADDRESS

The name and Florida street address of the registered agent is: Michael Hale;
413 Ocean Drive, St. Augustine, Florida 32080

ARTICLE VII INCORPORATOR

The name and address of the Incorporator is: Michael Hale;
413 Ocean Drive, St. Augustine, Florida 32080

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.

Signature/Registered Agent Date

Signature/Incorporator Date

Michael Hale 8/12/02
Michael Hale 8-12-02