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(Requestor's Name)

(Address)

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☐ PICK-UP

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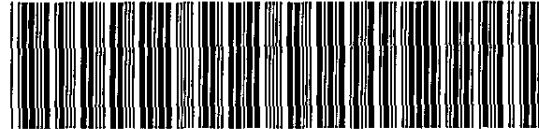
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2004 JUN -4 PM 12:50
STATE
DIVISION OF CORPORATIONS
TALLAHASSEE, FLORIDA

CAPITAL CONNECTION, INC.

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

Seabreeze Villas Homeowners
Association, Inc.

Signature _____

Requested by: _____

Name _____

Date _____

Time _____

Walk-In _____

Will Pick Up _____

☒ Art of Inc. File _____
☐ LTD Partnership File _____
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☐ L.C. File _____
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☐ Trade/Service Mark _____
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☐ Art. of Amend. File _____
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☐ Officer Search _____
☐ Fictitious Search _____
☐ Fictitious Owner Search _____
☐ Vehicle Search _____
☐ Driving Record _____
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☐ UCC 11 Search _____
☐ UCC 11 Retrieval _____
☐ Courier _____

ARTICLES OF INCORPORATION

OF

SEABREEZE VILLAS HOMEOWNERS ASSOCIATION, INC.

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2004 JUN -4 P 12:50
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

The undersigned incorporator, for the purpose of forming a corporation under the Florida Not for Profit Corporation Act, hereby adopts the following Articles of Incorporation:

ARTICLE I: The name of the corporation is SEABREEZE VILLAS HOMEOWNERS ASSOCIATION, INC.

ARTICLE II: The corporation shall exist for perpetuity commencing on the date of execution of these Articles.

ARTICLE III: The capitalized terms in these Articles shall have the same definitions as are given to such terms in the DECLARATION OF RESTRICTIVE COVENANTS AND RECIPROCAL EASEMENTS AGREEMENT FOR SEABREEZE VILLAS (hereinafter referred to as "Declaration") to be recorded in the Office of the Clerk of the Circuit Court, Duval County, Florida. The Declaration is by this reference hereby incorporated into and made part of these Articles. The Declaration will encumber the real property (Property) described in the Declaration.

ARTICLE IV: This corporation is organized for any and all lawful business allowed under the laws of the State of Florida or the United States of America. The Association does not contemplate pecuniary gain or profit to its members. The Association is formed to provide for the improvement, maintenance, preservation and architectural control of the Property and to promote the recreation, health, safety and welfare of the Owners. The Association may, unless otherwise prohibited by law:

- (a) assist in the enforcement of the Declaration;
- (b) affix, levy, collect and enforce payment by any means of all liens, charges, fines or assessments under the terms of the Declaration and the Bylaws, pay all expenses in connection with therewith and pay all office and other expenses incident to the conduct of the business of the Association, including all licenses, taxes or governmental charges levied or imposed against the property of the Association; and
- (c) dedicate sell or transfer all or any part of the Common Property to any municipality, public agency, authority or utility for the purpose of providing and maintaining utility or cable service to the property; and
- (d) levy and collect adequate assessments against members of the Association for the costs of maintenance and operation of the Association, Common Elements and Common Grounds.

ARTICLE V: In the event of termination, dissolution or final liquidation of the Association, the responsibility for the operation homeowners association must be transferred to and accepted by an entity which would comply with the laws of the State of Florida prior to such termination, dissolution or liquidation.

ARTICLE VI: The street address of the initial registered office of the corporation is 135 Professional Drive, Suite 101, Ponte Vedra Beach, Florida 32082, with a mailing address of the same, and the name of the initial registered agent t that address of this corporation is BARTLETT & DEAL, P.A..

ARTICLE VII: The principal place of business of this corporation shall be 725-5 Atlantic Blvd., Atlantic Beach, Florida 32233.

ARTICLE VII: The manner in which the Directors are elected are by majority vote of the homeowners who are members of this Homeowners Association. This corporation shall have two directors initially. The number of directors may be either increased or decreased from time to time by the Bylaws, but shall never be less than one. The names and address of the initial directors of this corporation are:

Jean Tan Jones, President/Treasurer/Director
David Honrath, Vice-President/Secretary/Director

725-5 Atlantic Blvd., Atlantic Beach, Florida 32233

ARTICLE IX: The power to adopt, alter, amend or repeal Bylaws shall be vested in the Board of Directors.

ARTICLE X: The corporation reserves the right to amend or repeal any provision contained in these Articles of Incorporation or any amendment hereto.

IN WITNESS WHEREOF, the undersigned subscriber has executed these Articles of Incorporation this 3rd day of June, 2004.

BARTLETT & DEAL, P.A.


VANCE C. STALLINGS

STATE OF FLORIDA
COUNTY OF ST. JOHNS

BEFORE ME, the undersigned authority, personally appeared VANCE C. STALLINGS of BARTLETT & DEAL, P.A., to me well known and known to be the person described in and who executed the foregoing Articles of Incorporation and acknowledged to me that he executed said Articles freely and voluntarily and for the purposes expressed therein.

WITNESS my hand and seal this 3rd day of June, 2004.



Nancy L. Buchanan
NOTARY PUBLIC

ACCEPTANCE OF REGISTERED AGENT

HAVING BEEN NAMED to accept service of process for SEABREEZE VILLAS HOMEOWNERS ASSOCIATION, INC. at the place designated in the Articles of Incorporation, I HEREBY AGREE TO ACT in this capacity and agree to comply with the provisions of all statutes relating to the property in complete performance of my duties.

Dated this 3rd day of June, 2004.

BARTLETT & DEAL, P.A.

Vance C. Stallings
VANCE C. STALLINGS
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SECRETARY OF STATE
TALLAHASSEE, FLORIDA