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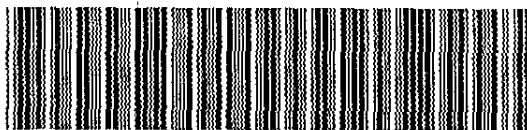
(Business Entity Name)

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104-29280

Robert E. Maloney, Jr.

Attorney at Law

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Stockbridge, Georgia 30281
(770) 506-1111

Also Admitted in:
Connecticut
Florida
Massachusetts

Fax (770) 507-1595

July 29, 2004

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

Re: Windward Cove Boating Association, Inc.

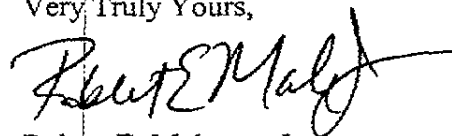
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DIVISION OF CORPORATIONS
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To Whom It May Concern:

Enclosed please find my check in the amount of \$78.75, together with a transmittal letter and an original and two (2) copies of the Articles of Incorporation for the above referenced new corporation.

I would appreciate your filing this entity and returning the enclosed as a Certified Copy at your earliest convenience. Please forward any relevant correspondence to me at the above address.

Very Truly Yours,



Robert E. Maloney, Jr.

cc: Windward Cove Boating Association, Inc.
Windward Cove Homeowners Association, Inc.
REM/rg

TRANSMITTAL LETTER

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

SUBJECT: WINDWARD COVE BOATING ASSOCIATION, INC.
(PROPOSED CORPORATE NAME - MUST INCLUDE SUFFIX)

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

☐ \$70.00
Filing Fee

☐ \$78.75
Filing Fee &
Certificate of
Status

☒ \$78.75
Filing Fee
& Certified Copy

☐ \$87.50
Filing Fee,
Certified Copy
& Certificate

ADDITIONAL COPY REQUIRED

FROM: Robert E. Maloney, Jr.
Name (Printed or typed)
827 Fairways Court, Suite 310
Address
Stockbridge, GA 30281
City, State & Zip
850-509-4446
Daytime Telephone number

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SECRETARY OF STATE
DIVISION OF CORPORATIONS

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

ARTICLES OF INCORPORATION
OF
WINDWARD COVE BOATING ASSOCIATION, INC.
A FLORIDA NOT FOR PROFIT CORPORATION

In compliance with the requirements of F.S. Chapter 617, the undersigned hereby acts as an incorporator in adopting and filing the following articles of incorporation for the purpose of organizing a not for profit organization.

The corporation is a not for profit corporation as defined by the Florida Not for Profit Corporation Act, Fla. Stat. § 617.01401. As such, it is not organized for the pecuniary gain profit of, and of the net earnings nor any part thereof is distributable to, its members, directors, trustees, officers, or other private persons except as specifically permitted under the provisions of the Florida Not for Profit Corporation Act.

ARTICLE I - NAME

The name of this corporation is : Windward Cove Boating Association, Inc.

ARTICLE II - PRINCIPAL PLACE OF BUSINESS

The street of the principal place of business of the corporation is: 1580 Bannerman Road, Suite 2, Tallahassee, Florida 32312.

ARTICLE III - REGISTERED OFFICE

The initial street address of the corporation's registered office is: 1580 Bannerman Road, Suite 2, Tallahassee, Florida 32312.

ARTICLE IV - REGISTERED AGENT

The initial registered agent for the corporation at that address is: Albert J. Conner, Jr., 1580 Bannerman Road, Suite 2, Tallahassee, Florida 32312

ARTICLE V - INCORPORATOR

The name and street address of the incorporator of these articles of incorporation is:

Name

Address

MARK A. CONNER

**827 Fairways Court, Suite 300
Stockbridge, Georgia 30281**

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ARTICLE VI - PURPOSE

(a) The specific and primary purpose for which this corporation is organized is to provide social and recreational facilities for its members.

(b) The general purposes for which this corporation is organized are: To erect, construct, purchase, repair, improve, maintain, and operate recreational mooring facilities, buildings, and areas of every kind, for the benefit of its members, and to promote social intercourse among them.

(c) This corporation is formed and shall be operated exclusively for pleasure, recreation, and other nonprofit purposes. No part of any net earnings shall inure to the benefit of any member, trustee, or officer of the corporation except as provided by law.

(d) This corporation shall have and exercise all powers conferred on not for profit corporations under the laws of the State of Florida generally, and specifically as provided in the Florida Not for Profit Corporation Act, provided, however, that this corporation has no power to engage in any activity that in itself is not in furtherance of its purposes as set forth in paragraphs (a) through (c) of this Article VI

ARTICLE VII - DIRECTORS and OFFICERS

The following three persons shall serve the corporation as directors until the first annual meeting or other meeting called to elect directors:

Albert J. Conner, Jr. 1580 Bannerman Road, Suite 2, Tallahassee, FL 32312

Mark A. Conner, 1580 Bannerman Road, Suite 2, Tallahassee, FL 32312

Judy C. Williams, 1580 Bannerman Road, Suite 2, Tallahassee, Florida 32312

(a) Board of Directors. The powers of this corporation shall be exercised, its properties controlled, and its affairs conducted by a board of three directors. The number of directors provided for in these articles of incorporation may be changed by a bylaw adopted by the board of directors or members entitled to vote.

(b) Election of Directors. The method of electing directors shall be as set forth in the bylaws.

(c.) Elective Officers. The officers of this corporation shall be a president, a vice-president, a secretary, and a treasurer. Other offices and officers may be established or appointed by the members of this corporation at any regular annual meeting or any special meeting of members called for such a purpose. The qualifications, the time and manner of electing or appointing, the duties of, the terms of office, and the manner of removing officers shall be as set forth in the bylaws.

ARTICLE VIII - BYLAWS

Bylaws will be adopted at the first meeting of the board of directors. The bylaws may be

amended, repealed, in whole or in part, by the members or by the directors in the manner provided in the bylaws. Any amendments to the bylaws shall be binding on all members of this corporation. The operation of the corporation shall be in accordance with the bylaws and with the Master Declaration of Covenants, Conditions, and Restrictions of Windward Cove Subdivision, Phase A-I, , as amended, as recorded in the Public Records of Escambia County, Florida.

The undersigned has executed these Articles of Incorporation this 30th day of June, 2004.

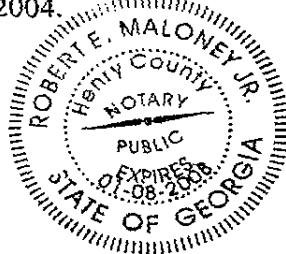


Mark A. Conner

**STATE OF FLORIDA
COUNTY OF LEON**

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared **Mark A. Conner**, to me known to be the persons described in and who executed the foregoing instrument, who acknowledged before me that he executed the same, that I relied upon the following form of identification of the above-named person: personally known, and that an oath (was) (was not) taken.

30th **WITNESS** my hand and official seal in the State and County last aforesaid this day of June, 2004.





Notary Public

**CERTIFICATE OF DESIGNATION
REGISTERED AGENT/REGISTERED OFFICE**

Pursuant to the provisions of Section 48.091 and 607.0502, Florida Statutes, the undersigned corporation, organized under the laws of the State of Florida, submits the following statement in designating the registered office/registered agent, in the State of Florida.

1. The name of the corporation is: **Windward Cove Boating Association, Inc.**
2. The name and address of the registered agent and office is:

Albert J. Conner, Jr., 1580 Bannerman Road, Suite 2, Tallahassee, Florida 32312.

HAVING BEEN NAMED as Registered Agent and to accept service of process for the above-stated corporation at the place designated in this certificate, I hereby accept the appointment as Registered Agent and agree to act in this capacity. I further agree to comply with the provisions of all statutes relating to the proper and complete performance of my duties, and I am familiar with and accept the obligations of my position as registered agent.



Albert J. Conner, Jr.

DATE: 8-10-2004

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