

NO5000004291

Steve Fling
(Requestor's Name)

676 Alligator Dr
(Address)

Alligator Point
(Address)

Fl. 32346
(City/State/Zip/Phone #)

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South Shore Village
(Business Entity Name)

Properties Owners
(Document Number)

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ARTICLES OF INCORPORATION
OF
SOUTH SHOAL VILLAGE PROPERTY OWNERS' ASSOCIATION, INC.,
a Florida corporation not for profit

FILED
2005 APR 26 P 12:51
CLERK OF DISTRICT COURT
ALLIATOR POINT, FLORIDA

In compliance with the requirement of Chapter 617, Florida Statutes, the undersigned, all of whom are of full age, have this day voluntarily associated themselves together for the purpose of forming a corporation not for profit and do hereby certify.

ARTICLE I.

Name

The name of the corporation is South Shoal Village Property Owners' Association, Inc., a Florida corporation not for profit, hereinafter called the "Association".

ARTICLE II.

Address

The principal office of the Association is located at 676 Alligator Drive, Alligator Point, Florida 32346.

ARTICLE III.

Registered Agent

Steve E. Fling, whose office address is 676 Alligator Drive, Alligator Point, Florida 32346, is hereby appointed the initial Registered Agent of this Association.

ARTICLE IV.

Purpose and Powers of the Association

This Association does not contemplate pecuniary gain or profit to the members thereof, and the specific purposes for which it is formed are to provide for the preservation and maintenance of the common areas within that certain tract of property described in that certain Declaration of Covenants Conditions and Restrictions of South Shoal Village to be recorded in the Public Records of Franklin County, Florida (hereafter the "Declaration") and to promote the health, safety and welfare of the collective owners of property within the above-described property and any additions thereto as may hereafter be brought within the jurisdiction of this Association for the purpose to:

a. Exercise all of the powers and privileges and to perform all of the duties and obligations of the Association as set forth in said Declaration, applicable to the property and recorded, or to be recorded, in the Office of the Clerk of the Circuit Court in and for Franklin 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 or 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 the business of the Association, including all licenses, taxes or governmental charges levied or imposed against the property of the Association;

c. To contract with or become a member of any other non-profit corporation or association providing services to the members of this Association, including but not limited to, any non-profit corporation or association created or existing to provide water or sewer utilities for the benefit of its members and the member of this Association, and to fix, levy, collect and enforce

payment by any lawful means all charges and assessments therefore pursuant to the terms of the Declaration, and to pay all expenses in connection therewith and all office and other expenses incident to the conduct of such business including all service provider fees, licenses, taxes or governmental charges levied or imposed against the Property.

d. 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;

e. Borrow money, and with the assent of three-fifths (3/5) of the 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;

f. 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 set forth in said Declaration or any amendment effected in accordance therewith;

g. Participate in mergers and consolidations with other nonprofit corporations organized for the same purposes or annex additional property and Common Area, provided that any such merger, consolidation or annexation shall be subject to such conditions as set forth in said Declaration or any amendment effected in accordance therewith;

h. 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 to exercise.

ARTICLE V.

Membership

Every person or entity who is a record owner of a fee or undivided fee interest in any parcel which is subject 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. Membership shall be appurtenant to and may not be separated from ownership of any parcel which is subject to assessment by the Association.

ARTICLE VI.

Voting Rights

All owners of a parcel or lot within South Shoal Village shall be entitled to one vote for each lot owned as set forth or to be set forth in the Covenants, Conditions and Restrictions of South Shoal Village, as amended. When more than one person/entity holds an interest in any parcel, all such persons/entities shall be members and the vote for such lot shall be exercised as they determine, but in no event shall more than one vote be cast with respect to any single lot.

ARTICLE VII.

Board of Directors

The affairs of this Association shall be managed by a Board of not less than three (3) nor more than five (5) Directors, who need not be members of the Association. The number of directors may be changed by amendment of the By-Laws of the Association. The names and addresses of the persons who are to act as the initial directors until the selection of their successors are:

Steven E. Fling
676 Alligator Drive
Alligator Point, Florida 32346

Harry Dowden
Post Office Box 180265
Tallahassee, Florida 32318

Scott Hartsfield
1656 Metropolitan Circle
Tallahassee, Florida 32308

ARTICLE VIII.

Dissolution

The Association may be dissolved with the assent given in writing and signed by no less than two-thirds ($\frac{2}{3}$) of the members entitled to vote. Upon dissolution of the Association, other than incident to a merger or consolidation, the assets of the Association shall be dedicated to an appropriate public agency to be used for purposes similar to those for which this Association was created, provided however, that in the event that such dedication is refused acceptance, such assets shall be granted, conveyed and assigned to any non-profit corporation, association, trust or other organization to be devoted to such similar purposes.

ARTICLE IX.

Duration

The corporation shall exist perpetually.

ARTICLE X.

Amendments

Amendment of these Articles and the By-Laws of the Association shall require the approval of two-thirds ($\frac{2}{3}$) of the members entitled to vote.

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 of Incorporation this 26 day of April, 2005.


By: STEVEN E. FLING
Incorporator

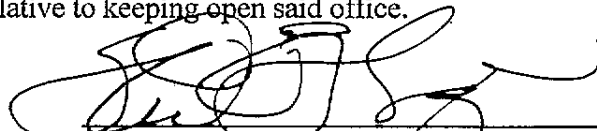
FILED
2005 APR 26 P 12:51
STEVEN E. FLING
INCORPORATOR

CERTIFICATE DESIGNATING REGISTERED OFFICE
AND REGISTERED AGENT

In compliance with Sections 48.091 and 607.0501, Florida Statutes, the following is submitted:

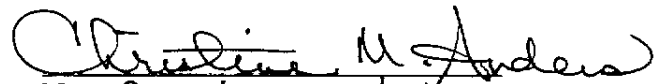
South Shoal Village Property Owners' Association, Inc., a Florida corporation not for profit, desiring to organize as a corporation under the laws of the State of Florida, has designated Steven E. Fling at 676 Alligator Drive, Alligator Point, Florida 32346 as its initial Registered Agent.

Having been named Registered Agent for the above-stated corporation at the designated Registered Office, the undersigned hereby accepts said appointment, and agrees to comply with the provisions of Section 48.091 and 607.0505, Florida Statutes, and all statutes relating to the proper and complete performance of my duties relative to keeping open said office.


STEVEN E. FLING
Registered Agent

STATE OF FLORIDA
COUNTY OF LEON

The foregoing instrument was acknowledged before me this 26 day of April, 2005, by Steven E. Fling who is personally known to me or produced NA as identification and who did not take an oath.


Name Christine M. Anders
Notary Public



Christine M. Anders
MY COMMISSION # DD028209 EXPIRES
May 22, 2005
BONDED THRU TROY FAIN INSURANCE, INC.