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(Requestor's Name)

(Address)

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☐ PICK-UP

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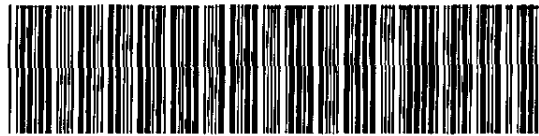
(Business Entity Name)

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RECEIVED  
05 MAY 11 AM 11:29  
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05 MAY 11 PM 2:08  
DEPARTMENT OF REVENUE  
DIVISION OF CORPORATIONS  
TALLAHASSEE, FLORIDA  
SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

T. Hampton MAY 16 2005

## CAPITAL CONNECTION, INC.

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

Pamela Pines Townhome Owners  
Association, Inc.

Signature

Requested by:

Name

Date

Time

Walk In

Will Pick Up

☒ Art of Inc. File \_\_\_\_\_  
☐ LTD Partnership File \_\_\_\_\_  
☐ Foreign Corp. File \_\_\_\_\_  
☐ L.C. File \_\_\_\_\_  
☐ Fictitious Name File \_\_\_\_\_  
☐ Trade/Service Mark \_\_\_\_\_  
☐ Merger File \_\_\_\_\_  
☐ Art. of Amend. File \_\_\_\_\_  
☐ RA Resignation \_\_\_\_\_  
☐ Dissolution / Withdrawal \_\_\_\_\_  
☐ Annual Report / Reinstatement \_\_\_\_\_  
☒ Cert. Copy \_\_\_\_\_  
☐ Photo Copy \_\_\_\_\_  
☐ Certificate of Good Standing \_\_\_\_\_  
☐ Certificate of Status \_\_\_\_\_  
☐ Certificate of Fictitious Name \_\_\_\_\_  
☐ Corp Record Search \_\_\_\_\_  
☐ Officer Search \_\_\_\_\_  
☐ Fictitious Search \_\_\_\_\_  
☐ Fictitious Owner Search \_\_\_\_\_  
☐ Vehicle Search \_\_\_\_\_  
☐ Driving Record \_\_\_\_\_  
☐ UCC 1 or 3 File \_\_\_\_\_  
☐ UCC 11 Search \_\_\_\_\_  
☐ UCC 11 Retrieval \_\_\_\_\_



FLORIDA DEPARTMENT OF STATE  
Glenda E. Hood  
Secretary of State

May 12, 2005

CAPITAL CONNECTION, INC.

**RE-SUBMIT**

PLEASE OBTAIN THE ORIGINAL  
DATE

STATE  
DIVISION OF CORPORATIONS  
TALLAHASSEE, FLORIDA

05 MAY 13 AM 9:45

RECEIVED

SUBJECT: PAMELA PINES TOWNHOME OWNERS ASSOCIATION, INC.  
Ref. Number: W05000024210

We have received your document for PAMELA PINES TOWNHOME OWNERS ASSOCIATION, INC. and your check(s) totaling \$78.75. However, the enclosed document has not been filed and is being returned for the following correction(s):

Section 617.0803, Florida Statutes, requires that the board of directors never have fewer than three directors.

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) 245-6855.

Tammy Hampton  
Document Specialist  
New Filings Section

Letter Number: 005A00034323

PLEASE OBTAIN THE ORIGINAL

**ARTICLES OF INCORPORATION**  
**OF**  
**PAMELA PINES TOWNHOME OWNERS ASSOCIATION, INC.**

(A Florida Corporation Not-For-Profit)

05 MAY 11 PM 2:08  
SECRETARY OF STATE  
TALLAHASSEE FLORIDA

FILED

**ARTICLE I - NAME:**

The name of this corporation not-for-profit is **PAMELA PINES TOWNHOME OWNERS ASSOCIATION, INC.** (hereinafter referred to as the "Association").

**ARTICLE II - DURATION:**

The Association shall exist perpetually, commencing upon the filing with the Secretary of State of the Articles of Incorporation.

**ARTICLE III - PURPOSE:**

The Association's specific purposes are to serve as the Owners Association of Pamela Pines Townhomes, in Okaloosa County, Florida and to do all such other things as are legal in the State of Florida for corporations not-for-profit, including, but not limited to, being responsible for the operation and maintenance of any stormwater management system and/or discharge facility owned by the Association and to provide for the maintenance, preservation and architectural control of the residence Lots and Common Area within that certain tract of property described as:

Lot 4, Block 1, Field Subdivision, as recorded in Plat Book 2, Page 113, of the Official Records of Okaloosa County, Florida to be platted as Lots 1 through 4 inclusive, Pamela Pines Townhomes.

**ARTICLE IV - NON-STOCK CORPORATION:**

This Association shall be a corporation not-for-profit and shall not issue stock.

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**ARTICLE V - INITIAL PRINCIPAL OFFICE, REGISTERED OFFICE AND AGENT:**

The street address of the initial principal office of the Association is 227 Alconese Avenue, Unit F, Fort Walton Beach, FL 32548, and the mailing address is the same. The street address of the initial registered office of the Association is 909 Mar Walt Drive, Suite 1014, Fort Walton Beach, Florida 32547 and the initial registered agent of the Association at that address is C. Jeffrey McInnis.

**ARTICLE VI - INITIAL BOARD OF DIRECTORS:**

The Association shall have three (3) directors initially. The number of directors may be increased from time to time as provided in the By-Laws but shall never be less than three (3). The Directors shall be elected by the membership of the Association annually or as prescribed in the By-Laws. The Directors need not be members of the Association. The names and addresses of the initial directors of the Corporation are Fred C. Cooke, Post Office Drawer 4007, Fort Walton Beach, FL 32549; Pamela Ann Cooke Scheel, 17 Plew Avenue, Shalimar, FL 32579; and Matt Schell, 17 Plew Avenue, Shalimar, FL 32579.

**ARTICLE VII - INCORPORATOR:**

The name and address of the person signing these Articles is as follows: C. Jeffrey McInnis, 909 Mar Walt Drive, Suite 1014, Fort Walton Beach, Florida 32547.

**ARTICLE VIII - BY-LAWS:**

The Board of Directors of this Corporation shall provide By-Laws for the conduct of its business and the carrying out of its purposes as they may deem necessary from time to time. Upon proper notice, the By-Laws may be amended, altered or rescinded by a two-thirds (2/3) vote of those members of the Board of Directors present at any regular meeting or any special meeting called for that purpose.

### **ARTICLE IX - MEMBERSHIP**

Every person or entity who is a record owner of a fee or undivided fee interest of any lot within Pamela Pines Townhomes shall be a member of the Association. Membership shall be appurtenant to and may not be separated from ownership of any lot. No member can assign, hypothecate or transfer in any manner, except as an appurtenance to his lot, his interest in the funds and assets of the Association. The funds and assets of the Association shall belong solely to the Association subject to the limitation that the same be expended, held or used for the benefit of the membership and for the purposes authorized herein, in the proposed Declaration of Covenants, Conditions and Restrictions for the development and in the By-Laws which may be hereafter adopted.

### **ARTICLE X - VOTING RIGHTS**

Members shall be entitled to one vote for each lot owned. When more than one person holds an interest in any lot, all such persons shall be members. The vote for such lot shall be exercised as they among themselves determine, but in no event shall more than one vote be cast with respect to any lot.

### **ARTICLE XI - POWERS:**

In order to promote the purposes of the Association, it may acquire property by grant, gift, purchase, devise or bequest, and hold and dispose of such property as the Association shall require for the benefit of its members and not for pecuniary profit, and it shall have all corporate powers enumerated in Chapter 617 of the Florida Statutes, which powers are specifically incorporated herein by reference.

The Association is further empowered to indemnify any directors or officers or former directors or officers of the Association, or any person who may have served at its request as a director or officer of another corporation or association, whether for profit or not-for-profit, against expenses actually and necessarily incurred by him or her in connection with the defense of any action, suit or proceeding in which they are made a party by means of being or having been such director or officer except in relation to matters as to which he or she shall be adjudged in such action, suit or proceeding, to be liable for negligence or misconduct in the performance of his or her duty; but such indemnification shall not be deemed exclusive of any other rights to which such director or officer may be entitled, under any by-laws, agreements, vote of the Board of Directors or members, or otherwise.

#### **ARTICLE XII - NON PROFIT STATUS:**

The Association shall be organized and operated exclusively for purposes authorized in these Articles of Incorporation; notwithstanding any other provision of these Articles, the Association shall not carry on any other activities not permitted to be carried on by a Florida not-for-profit corporation pursuant to Chapter 617 of the Florida Statutes.


#### **ARTICLE XIII - DISTRIBUTION OF ASSETS UPON DISSOLUTION:**

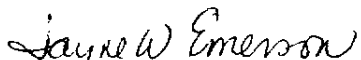
Except as otherwise provided in Article III hereof, no person, firm or corporation shall ever receive any dividends or profits from the undertaking of the Association and upon dissolution of this organization all of its assets, remaining after payment of all costs and expenses of such dissolution, shall be distributed to organizations which themselves are exempt as organizations described under Sections 501(c)(3) and 170(c)(2) of the Internal Revenue Code of 1986, as amended, or to the Federal Government, or to a State or local government, for a public purpose, and none of the assets

shall be distributed to any member, officer, or Director of the Association.

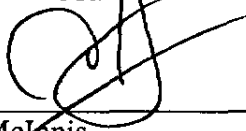
**IN WITNESS WHEREOF**, the undersigned has executed these Articles of Incorporation on this 10th day of May, 2005 for the purpose of forming this corporation not-for-profit under the laws of the State of Florida.

WITNESSES:

  
Print Name: BRADLEY P. McINNIS

  
Print Name: Jayne W. Emerson

INCORPORATOR:

  
C. Jeffrey McInnis

STATE OF FLORIDA     )  
                                  )  
COUNTY OF OKALOOSA )

Before me, the undersigned authority, personally appeared C. Jeffrey McInnis, personally known to me to be the person described in the foregoing Articles of Incorporation of the Association and such person acknowledged to and before me that such person executed the Articles of Incorporation for the purpose therein described.

WITNESS my hand and official seal this 10th day of May, 2005.

  
NOTARY PUBLIC  
My commission expires:

JAYNE W. EMERSON  
Notary Public, State of Florida  
My comm. exp. Sept. 22, 2006  
Comm. No. DD 130980

This Instrument Prepared By:  
ANCHORS, FOSTER, McINNIS & KEEFE, P.A.  
(C. Jeffrey McInnis)  
909 Mar-Walt Drive, Suite 1014  
Fort Walton Beach, Florida 32547  
(850) 863-4064



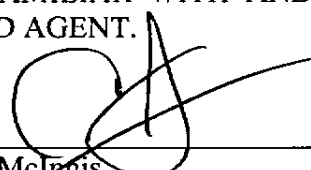
**CERTIFICATE OF DESIGNATION**  
**REGISTERED AGENT/REGISTERED OFFICE**

Pursuant to the provisions of Section 617.0501, 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: Pamela Pines Townhome Owners Association, Inc.
2. The name and address of the registered agent and office is:

C. Jeffrey McInnis  
909 Mar Walt Drive, Suite 1014  
Fort Walton Beach, FL 32547

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.

  
\_\_\_\_\_  
C. Jeffrey McInnis  
Date: May 10, 2005

STATE OF FLORIDA  
COUNTY OF OKALOOSA

BEFORE ME, the undersigned authority, personally appeared C. Jeffrey McInnis, who is to me known to be the person described in and who subscribed the above as Registered Agent, and she did freely and voluntarily acknowledge before me according to the law she made and subscribed the same for the uses and purposes therein mentioned and set forth.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal, at Fort Walton Beach, Florida in said County and State this 10<sup>th</sup> day of May, 2005.

  
\_\_\_\_\_  
NOTARY PUBLIC

My Commission Expires:

JAYNE W. EMERSON  
Notary Public, State of Florida  
My comm. exp. Sept. 22, 2006  
Comm. No. DD 130980