

OCT 05 11:01 AM FROM: [redacted] +850 521 1634 TO: 87 001 113 5 21

# No 5800010292

Florida Department of State  
Division of Corporations  
Public Access System

Electronic Filing Cover Sheet

**Note:** Please print this page and use it as a cover sheet. Type the fax audit number (shown below) on the top and bottom of all pages of the document.

((H05000236029 3)))

**Note:** DO NOT hit the REFRESH/RELOAD button on your browser from this page. Doing so will generate another cover sheet.

To:  
Division of Corporations  
Fax Number : (850) 205-0381

From:  
Account Name : MATTHEWS & HAWKINS, P.A.  
Account Number : T19990000039  
Phone : (850) 837-3662  
Fax Number : (850) 654-1634

SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

2005 SEP - 5 12:52

FILED

**FLORIDA NON-PROFIT CORPORATION**

**Surf 'N' Sand Owners Association, Inc.**

Certificate of Status	0
Certified Copy	1
Page Count	02
Estimated Charge	\$78.75

Electronic Filing Menu

Corporate Filing

Public Access Help

**SURF 'N' SAND OWNERS ASSOCIATION, INC.****ARTICLES OF INCORPORATION****OF****SURF 'N' SAND OWNERS ASSOCIATION, INC.****ARTICLE I - NAME AND PRINCIPAL PLACE OF BUSINESS**

The name of this corporation is SURF 'N' SAND OWNERS ASSOCIATION, INC. hereinafter called "Association." Its principal place of business initially will be 184 Twelve Oaks Lane, Freeport, Florida 32439 and its initial mailing address will be 184 Twelve Oaks Lane, Freeport, Florida 32439.

**ARTICLE II - PURPOSE**

This corporation is organized as a corporation not-for-profit for the purpose of providing an entity pursuant to Section 718.111, Florida Statutes, for the operation of the SURF 'N' SAND MOTEL, a condominium located in Bay County, Florida. Membership in the Association shall be restricted to all of the record owners of the units in the SURF 'N' SAND MOTEL. Purchasers shall become members of the association automatically upon the completion of closing of the purchase of a condominium unit in the SURF 'N' SAND MOTEL.

**ARTICLE III - TERM**

The term of the Association shall be the life of the condominium, unless the Association is terminated by the termination of the condominium in accordance with the provisions of the Declaration.

**ARTICLE IV - SUBSCRIBER**

The name and address of the subscriber of these Articles of Incorporation is as follows:

Dana C. Matthews, Esq.

4475 Legendary Drive, Destin, Florida 32541

**ARTICLE V - DIRECTORS**

The affairs of the Association will be managed by a board consisting of the number of directors as shall be determined by the Bylaws, but not less than three directors and in the absence of such determination shall consist of three directors.

Directors of the Association shall be elected at the annual meeting of the members in the manner determined by the Bylaws. Directors may be removed and vacancies of the board of directors shall be filled in the manner provided in the Bylaws.

**ARTICLE VI - OFFICERS**

The affairs of the Association shall be administered by the officers elected by the board of directors at its first meeting following the annual meeting of the members of the Association, which officers shall serve at the pleasure of the board of directors.

**ARTICLE VII - BYLAWS**

The first Bylaws of the Association shall be adopted by the board of directors and may be altered, amended or rescinded in the manner provided by the Bylaws.

**ARTICLE VIII - AMENDMENTS**

Amendments to the Articles of Incorporation shall be proposed and adopted in the following manner:

Notice of the subject matter of a proposed amendment shall be included in the notice of any meeting at which a proposed amendment is considered.

A resolution approving a proposed amendment may be proposed by either the board of directors or by the members of the Association. Directors and members not present in person or by proxy at the meetings considering the amendment may express their approval in writing, providing such approval is delivered to the secretary at or prior to the meeting.

Approval of an amendment must be by not less than 66-2/3% of the votes of the entire membership of the Association.

No amendments shall make any changes in the qualifications for membership nor the voting rights of members.

A copy of each amendment shall be certified by the Secretary of State and recorded in the Public Records of Bay County, Florida.

#### ARTICLE IX - RESIDENT AGENT

The Association has named Dana C. Matthews, whose address is 4475 Legendary Drive, Destin, Florida 32541, as its resident agent to accept service of process within the State.

IN WITNESS WHEREOF, the subscriber has hereunto affixed her signature this 5th day of October, 2005.

DANA C. MATTHEWS

STATE OF FLORIDA  
COUNTY OF OKALOOSA

The foregoing instrument was acknowledged before me this 5th day of October, 2005, by Dana C. Matthews. Such person did not take an oath and: (Notary must check applicable box)

- ☒ is personally known to me.  
☐ produced a current Florida driver's license as identification.  
☐ produced \_\_\_\_\_ as identification.  
(Notary Seal must be affixed)



Michelle M. Schmidt  
Signature of Notary

Name of Notary (Typed, Printed or Stamped)  
Commission Number (if not legible on seal):  
My Commission Expires (if not legible on seal):

#### OATH OF RESIDENT AGENT

I, Dana C. Matthews, having been named to accept service of process for the SURF 'N' SAND OWNERS ASSOCIATION, INC., at 4475 Legendary Drive, Destin, Florida 32541 hereby accept to act in this capacity and agree to comply with the provisions of said act relative to keeping open said office.

DANA C. MATTHEWS