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## CAPITAL CONNECTION, INC.

417 E. Virginia Street, Suite 1 • Tallahassee, Florida 32301  
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Coastal Dunes Townhome  
Owners Association, Inc

☒ 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 \_\_\_\_\_

Signature \_\_\_\_\_

Requested by: \_\_\_\_\_

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**ARTICLES OF INCORPORATION**  
**OF**  
**COASTAL DUNES TOWNHOME**  
**OWNERS ASSOCIATION, INC.**

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SECRETARY OF CORPORATION  
DIVISION OF CORPORATIONS  
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The undersigned, Barbara Stokes, the subscriber to these Articles of Incorporation, hereby executes these Articles of Incorporation to form a non-stock corporation, not for profit, under the laws of the State of Florida.

**ARTICLE I. NAME AND ADDRESS**

The name of the corporation is COASTAL DUNES TOWNHOME OWNERS ASSOCIATION, INC., hereafter called the "Association." The principal office of the Association and the street address of the initial registered office shall be 1727 S. County HWY 393 Santa Rosa Beach, Florida 32459; but may be changed to another place in Florida as designated from time to time by the Board of Directors. The name and address of the Incorporator is: Barbara Stokes, 4800 Whitesburg Drive Suite 30-351 Huntsville, Al. 35802.

**ARTICLE II. PURPOSE AND POWERS**

The Association is not organized for pecuniary gain or profit to the members thereof, and it shall be prohibited from any distribution of income to its members, directors, and officers. The specific purposes for which it is formed are to provide for maintenance, preservation, and architectural control of the subdivision known as COASTAL DUNES, A TOWNHOME DEVELOPMENT in Walton County, Florida, according to the plat recorded in the public records of said county, and the Declaration of Covenants, Conditions, and Restrictions, likewise recorded in the public records of said county, and promote the health, safety, and welfare of the residents within the above-described property and any additions thereto as may hereafter be brought within the jurisdiction of this Association for this purpose to (but only as the following may from time to time be permissible for corporations not for profit under the laws of Florida):

- (a) exercise all of the powers and privileges and to perform all of the duties and obligations of the Association as set forth in that certain Declaration of Covenants, Conditions and Restrictions, hereinafter called the "Declaration," applicable to the property and to be recorded in the Office of Clerk of the Circuit Court of Walton 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) 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;

(d) borrow money, and with the assent of two-thirds (2/3) of each class of 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;

(e) dedicate, sell or transfer all or any part of the Common Area to any public agency, authority, or utility agreeing to hold and maintain the same for such purposes. The Association may grant easements over the Common Area to private parties, but no such easement shall be effective unless an instrument has been signed by two-thirds (2/3) of each class of members; unless the Declaration provides for such merger, consolidation or annexation;

(g) have and to exercise any and all powers, rights, and privileges which a corporation organized under the Corporation Not For Profit Law of the State of Florida by law may now or hereafter have or exercise.

### **ARTICLE III. MEMBERSHIP**

Every person or entity who is a record owner of a fee or undivided fee interest in any lot which is subject by covenants of record to assessment by the Association, including contract vendees under a contract for deed, 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 lot which is subject to assessment by the Association.

### **ARTICLE IV. VOTING RIGHTS**

The Association shall have two classes of voting membership;

Class A. Class A member(s) shall be all Owners, with the exception of the Developer, COASTAL GROVE, LLC, and shall be entitled to one (1) 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 determine, but in no event shall more than one vote be cast with respect to any Lot.

Class B. The Class B member(s) shall be the Developer, COASTAL GROVE, LLC (as defined in the Declaration), and shall be entitled to three (3) votes for each Lot owned. The Class B membership shall cease and be converted to Class A membership upon the termination of the Development Period (as defined in the Declaration).

## **ARTICLE V. BOARD OF DIRECTORS**

The affairs of this Association shall be managed by a Board of at least three (3) 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 but may not exceed nine (9) nor be less than three (3). The names and residence addresses of the persons who are to act in the capacity of directors until the selection of their successors are:

Barbara Stokes  
4800 Whitesburg Drive, Suite 30-351  
Huntsville, Alabama 35802

Scott Stokes  
4800 Whitesburg Drive, Suite 30-351  
Huntsville, Alabama 35802

J. Donald Boggus  
281 Happy Talk Trail  
Jasper, GA 30143

Only three (3) directors shall be required initially. At the first annual meeting, the members shall elect at least three (3) directors and at each succeeding annual meeting, or at a special meeting called for the purpose of electing directors, the members shall elect the number of directors which may from time to time be designated by the By-Laws.

## **ARTICLE VI. DISSOLUTION**

The Association may be dissolved with the assent given in writing and signed by not less than two-thirds (2/3) of each class of members. 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. In the event that such dedication is refused acceptance, such assets shall be granted, conveyed and assigned to any nonprofit corporation, association, trust or other organization to be devoted to such similar purposes.

## **ARTICLE VII. DURATION**

The corporation shall exist perpetually.

## **ARTICLE VIII. AMENDMENTS**

Amendments to these Articles shall require the assent of two-thirds (2/3) of the entire membership. Amendments may be proposed by any member at any annual meeting or special meeting called for that purpose, and adopted by the members, in person or by proxy, at that or any subsequent meeting by the percentage of members set forth above. The By-Laws of the corporation shall be made, altered, or rescinded, at a regular or special meeting of the members, by a vote of a majority of the members present in person or by proxy. The By-Laws may restrict the number of proxies to be voted by any person.

## **ARTICLE IX. OFFICERS**

The affairs of the corporation are to be managed by a President, Vice-President, Secretary, and Treasurer, who need not be members of the Association. They shall be elected at the first meeting of the Board of Directors following each annual meeting of the members. The President and Vice-President shall be Directors. Until the first election of officers, Barbara Stokes shall serve as President, Vice-President, Secretary and Treasurer of the corporation.

## **ARTICLE X. SUBSCRIBER**

The subscriber to these Articles of Incorporation and her address is Barbara Stokes, 4800 Whitesburg Drive Suite 30-351 Huntsville, Al. 35802

## **ARTICLE XI. INITIAL RESIDENT AGENT AND OFFICE**

William S. Howell, Jr.<sup>S.S.</sup> P.A., whose office address is 1727 S. County HWY 393 Santa Rosa Beach, Florida 32459, is hereby appointed as the initial Resident Agent of the corporation, and the office of the corporation shall be at that address until another is properly designated pursuant to the then applicable law.

## **ARTICLE XII. INDEMNITY**

Every officer of the Association shall be indemnified by the Association against all expenses and liabilities, including counsel fees, reasonably incurred by or opposed upon him or her in connection with any proceedings to which he or she may be a party or

in which he or she may become involved, by reason of his or her being or having been an officer of the Association whether or not he or she was an officer at the time such expenses are incurred, except in such cases wherein the officer is adjudged guilty of wilful misfeasance or malfeasance in the performance of his duties. The foregoing right of indemnification shall be in addition to and not exclusive of all other rights to which any such officer may be entitled.

9 IN WITNESS WHEREOF the subscriber has executed this instrument this \_\_\_\_\_ day of MARCH, 2006.

Barbara Stokes  
BARBARA STOKES, Incorporator

STATE OF ~~ALABAMA~~ FLORIDA  
COUNTY OF ~~MADISON~~ WALTON

The foregoing instrument was acknowledged before me this 9<sup>th</sup> day of March, 2006, by Barbara Stokes, Incorporator, who is personally known to me or who has produced \_\_\_\_\_ as identification.



Linda G. Gustman  
Commission #DD242817  
Expires: Aug 19, 2007  
Bonded Thru  
Atlantic Bonding Co., Inc.

Linda G. Gustman  
NOTARY PUBLIC-STATE OF \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_

#### ACCEPTANCE BY RESIDENT AGENT

The undersigned accepts the appointment as resident agent of the corporation, and agrees to comply with all provisions of the law relating thereto.

DATED this 9 day of MARCH, 2006.

WILLIAM S. HOWELL, Jr., J.D., P.A.

William S. Howell, Jr.  
By: William S. Howell, Jr., President