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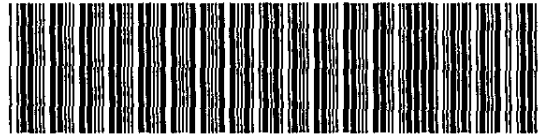
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DAVID B. PLEAT\*  
AMY A. PERRY\*\* †

WM. J. "WEST" RITCHIE  
WESLEY T. FONTAINE  
JOHN B. FULLER III

\*Also Admitted In D.C. & MD.

\*\*Also Admitted In GA.

† Supreme Court Certified Mediator



PLEAT & PERRY, P.A.  
• ATTORNEYS AT LAW •

4477 LEGENDARY DRIVE  
SUITE 202  
DESTIN, FLORIDA 32541  
850.650.0599  
FAX 850.650.4402  
law@pleat.coxatwork.com

March 7, 2006

Ms. Valerie Herring  
Document Specialist  
New Filing Section  
Department of State  
Division of Corporations  
P.O. Box 6327  
Tallahassee, Florida 32314

Re: Your Reference No. W06000009952  
Articles of Incorporation of White Sands of Navarre Beach Owners' Association, Inc.

Dear Ms. Herring:

Pursuant to your correspondence dated March 1, 2006 regarding the above referenced matter, enclosed please find the original and one (1) copy of the Articles of Incorporation of White Sands of Navarre Beach Owners' Association, Inc. Please mail the Certified Articles of Incorporation to my attention in the self-addressed stamped envelope provided for your convenience.

In the meantime, please feel free to contact me if you have any questions regarding this matter.

Very truly yours,

D. Craig Tingle

DCT/tas

Enclosures

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W06-9952



FLORIDA DEPARTMENT OF STATE  
Division of Corporations

March 1, 2006

D. CRAIG TINGLE  
4477 LEGENDARY DRIVE, SUITE  
DESTIN, FL 32541

SUBJECT: WHITE SANDS OF NAVARRE BEACH OWNERS' ASSOCIATION,  
INC.  
Ref. Number: W06000009952

We have received your document for WHITE SANDS OF NAVARRE BEACH 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 607.0802 or 617.0802, Florida Statutes, requires directors to be natural persons 18 years old or older.

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) 245-6962.

Valerie Herring  
Document Specialist  
New Filing Section

Letter Number: 806A00014269

**ARTICLES OF INCORPORATION  
OF WHITE SANDS OF NAVARRE BEACH OWNERS' ASSOCIATION, INC.,  
A Florida corporation not for profit**

FILED  
06 MAR -9 PM 5:30  
SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

The undersigned subscriber by these Articles associates themselves for the purpose of forming a corporation not for profit under Chapter 617, Florida Statutes, and certify as follows:

**ARTICLE I**

**NAME AND ADDRESS.** The name of the corporation shall be "White Sands of Navarre Beach Owners' Association" (the "Association") and the street address of its initial principal office is 1499 Tina Drive, Navarre, Florida 32566.

**ARTICLE II**

**PURPOSE.** The purpose for which the Association is organized is as follows:

- (1) To provide an entity pursuant to the Condominium Act, which is Chapter 718, Florida Statutes, 2005, for the operation, management, maintenance and control of a condominium, and
- (2) To provide an entity to operate, manage, maintain and control all or such parts of the common elements of the Association.

**ARTICLE III**

**SUBMISSION TO JURISDICTION.** A condominium shall be deemed to be submitted to the jurisdiction of the Association if the declaration of condominium of the condominium provides that the operation of the condominium shall be by the Association.

#### ARTICLE IV

POWERS. The powers of the Association shall include and be governed by the following provisions:

(A) The Association shall have all the common law and statutory powers of a corporation not for profit not in conflict with the terms of these Articles or the declaration of condominium of any condominium operated by the Association.

(B) The Association shall have all the powers and duties set forth in these Articles and the declaration of condominium of any condominium operated by the Association and in the Condominium Act except where the Act allows limitations by these Articles or the declaration of condominium of any condominium operated by the Association and all of the powers and duties reasonably necessary to operate condominiums pursuant to the declaration of condominium of any condominium operated by the Association and as it may be amended from time to time, including but not limited to the following:

(1) To hold title to and own fee simple or other lesser interest in real, personal or mixed property, wherever situated, including units in any condominium operated by the Association, and to lease, mortgage and convey same.

(2) To make and collect assessments against the members as unit owners to defray the costs, expenses and losses of any condominium operated by the Association or any costs, expenses or losses of the Association related to the Community Property and to defray the costs, expenses and losses of any other business, enterprise, venture or property interest of the Association.

(3) To use the proceeds of the assessments in the exercise of these powers and duties.

(4) To maintain, repair, replace and operate the property of any condominium operated by the Association, the Community Property or any other property of the Association including, but not limited to, any portions of the Stormwater Management System serving the condominium as exempted or permitted by applicable regulatory authority that may become property of the Association.

(5) To purchase insurance upon the property of any condominium operated by the Association, the Community Property or the other property of the Association and insurance for the protection of the Association and its members.

(6) To reconstruct improvements after casualty and to further improve the property of any condominium operated by the Association, the Community Property or any other property of the Association.

(7) To make and amend reasonable regulations respecting the use of the property of any condominium operated by the Association, the Community Property or the other property of the Association.

(8) To enforce by legal means the provisions of the Condominium Act, the declaration of condominium of any condominium operated by the Association, these Articles, the By-Laws of the Association, the Community Property Agreement and regulations for the use of the property of any condominium operated by the Association, the Community Property or the other property of the Association.

(9) To contract for the management of the Association, the Community Property, any condominium operated by the Association or any portion thereof, and to delegate to such contractor all powers and duties of the Association except such as are specifically required by the declaration of condominium of any condominium operated by the Association to have approval of the Board of Directors or the membership of the Association.

(10) To contract with the Developer, its successors and assigns, and any of the partners of the Developer, their officers, directors, partners or shareholders.

(11) To acquire fee simple title to, to lease, acquire memberships or acquire other possessory or use interest in and to operate lands and facilities, including but not limited to the Community Property, whether or not contiguous to the lands of any condominium operated by the Association, intended to provide for the enjoyment, recreation or other use or benefit of the members, or a substantial number of the members, of the Association.

(12) To employ personnel to perform the services required for the proper operation, management, maintenance or control of the Association, any condominium operated by the Association, the Community Property, or any other property of the Association.

(13) To hire attorneys or other professionals for the purpose of bringing legal action or enforcing rights in the name of and on behalf of the members of the Association where such actions or rights are common to all members, or a substantial number of the members; and to bring such action in the name of and on behalf of the members.

(C) All funds and the title of all properties acquired by the Association and their proceeds shall be held in trust for the members in accordance with the provisions of the declaration

of condominium of any condominium operated by the Association, the Community Property Agreement and by the By-Laws of the Association.

#### ARTICLE V

##### MEMBERS.

(A) The members of the Association shall consist of all of the record owners of units in such condominiums as may, from time to time, be submitted to the jurisdiction of the Association and after termination of any such condominium, shall consist of those who are members at the time of such termination and their successors and assigns.

(B) A change of membership in the Association shall be established by recording in the public records of Santa Rosa County, Florida, a deed or other instrument establishing a record title to a unit in the condominium operated by the Association and the delivery to the Association of a certified copy of such instrument. The owner designated by such instrument thus becomes a member of the Association and the membership of the prior owner is terminated.

(C) The share of a member in the funds or assets of the Association can not be assigned, hypothecated or transferred in any manner except as an appurtenance to his unit.

(D) The owner of each unit in the Condominium shall be entitled to one (1) vote as a member of the Association. The manner of exercising voting rights shall be determined by the By-Laws of the Association.



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ARTICLE VI

DIRECTORS

(A) The affairs of the Association will be managed by a Board consisting of not less than three (3) nor more than nine (9) directors who shall be designated or elected as hereinafter set forth. Directors shall be members of the Association.

(B) The names and addresses of the members of the first Board of Directors who have been designated as such by the Developer and who shall hold office until their successors are designated or elected as herein provided and have qualified or until removed as herein provided are as follows:

<u>NAME</u>	<u>ADDRESS</u>
Peter McMahon	4477 Legendary Drive, Suite 202, Destin, Florida 32541
Robert Israel	4477 Legendary Drive, Suite 202, Destin, Florida 32541
D. Craig Tingle, Esq.	4477 Legendary Drive, Suite 202, Destin, Florida 32541

Until unit owners other than the Developer are entitled to elect members of the Board of Directors, the members of the Board of Directors shall be designated by the Developer and may be changed from time to time as the Developer, in its sole discretion, may determine.

(C) Until unit owners other than the Developer are entitled to elect at least a majority of the Board of Directors, the Board of Directors shall consist of three (3) members. The first election of Directors shall not be held until required by the Condominium Act, including

§718.301(1)(a)-(e) thereof, or until the Developer elects to terminate its control of the Association.

The provisions of §718.301(1)(a)-(e) are set forth in Article (D) below.

(D) §718.301(1)(a)-(e) of the Condominium Act provides as follows:

718.301 Transfer of association control.

- (1) When unit owners other than the developer own 15 percent or more of the units in a condominium that will be operated ultimately by an association, the unit owners other than the developer shall be entitled to elect no less than one-third of the members of the board of administration of the association. Unit owners other than the developer are entitled to elect not less than a majority of the members of the board of administration of an association:
  - (a) Three years after 50 percent of the units that will be operated ultimately by the association have conveyed to purchasers;
  - (b) Three months after 90 percent of the units that will be operated ultimately by the association have been conveyed to purchasers;
  - (c) When all the units that will be operated ultimately by the association have been completed, some of them have been conveyed to purchasers, and none of the others are being offered for sale by the developer in the ordinary course of business;
  - (d) When some of the units have been conveyed to purchasers and none of the others are being constructed or offered by sale by the developer in the ordinary course of business; or
  - (e) Seven years after recordation of the declaration of condominium; or, in the case of an association which may ultimately operate more than one condominium, 7 years after recordation of the declaration for the first condominium it operates; or, in the case of an association operating a phase condominium created pursuant to §718.403, 7 years after recordation of the declaration creating the initial phase, whichever

occurs first. The developer is entitled to elect at least one member of the board of administration of an association as long as the developer holds for sale in the ordinary course of business at least 5 percent, in condominiums with fewer than 500 units, and 2 percent, in condominiums with more than 500 units, of the units in a condominium operated by the association. Following the time the developer relinquishes control of the association, the developer may exercise the right to vote any developer-owned units in the same manner as any other unit owner except for purposes of reacquiring control of the association or selecting the majority members of the board of administration.

(E) Beginning with the election at which unit owners other than the Developer are entitled to elect at least a majority of the Board of Directors, the affairs of the Association will be managed by a Board consisting of nine (9) directors. There shall be three (3) directors. After unit owners other than the Developer are entitled to elect a majority of the members of the Board of Directors, directors of the Association shall be elected at the annual meeting of the members in the manner determined by the By-Laws. Directors may be removed and vacancies on the Board of Directors shall be filled in the manner provided by the By-Laws.

#### ARTICLE VII

OFFICERS. The affairs of the Association shall be administered by the officers designated in the By-Laws. The officers shall be elected by the Board of Directors at its first meeting following the annual meeting of the members of the Association and shall serve at the pleasure of the Board of Directors. The names and address of the officers who shall serve until their successors are designated by the Board of Directors are as follows:

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NAME

ADDRESS

Peter McMahon, President

4477 Legendary Drive, Suite 202, Destin,  
Florida 32541

Robert Lee, Vice President

4477 Legendary Drive, Suite 202, Destin,  
Florida 32541

Robert Israel, Secretary

4477 Legendary Drive, Suite 202, Destin,  
Florida 32541

Michael Seago, Treasurer

4477 Legendary Drive, Suite 202, Destin,  
Florida 32541

ARTICLE VIII

INDEMNIFICATION. Every director and every officer of the Association shall be indemnified by the Association against all expenses and liabilities, including attorneys' fees, reasonably incurred by or imposed upon him in connection with any proceeding or any settlement of any proceeding to which he may be a party or in which he may become involved by reason of his being or having been a director or officer of the Association, whether or not he is a director or officer at the time such expense is incurred, except when the director or officer is adjudged guilty of willful misfeasance in the performance of his duties. The foregoing right of indemnification shall be in addition to and not exclusive of all of the rights to which such director or officer may be entitled. The directors shall be authorized to purchase directors and officers liability insurance providing coverage to the officers and directors of the Association at the expense of the Association.

ARTICLE IX

BY-LAWS. The first By-Laws of the Association shall be adopted by the Board of Directors and may be altered, amended or rescinded in the manner provided by the By-Laws.

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## ARTICLE X

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

(A) 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.

(B) A resolution for the adoption of a proposed amendment may be proposed either by the Board of Directors or by the members of the Association. Directors and members not present in person or by proxy at the meeting considering the amendment may express their approval in writing provided such approval is delivered to the secretary or assistant secretary at or prior to the meeting. Except as elsewhere provided, such approvals must be by not less than three-fifths (3/5) of the vote of the entire membership of the Association;

(C) Provided, however, that no amendment shall make any changes in the qualifications for membership nor the voting rights of members without approval in writing by all members and the joinder of all record owners of mortgages upon any condominium operated by the Association.

(D) Provided, further, that no amendment shall abridge, limit or alter the rights reserved by or granted to the Developer, its successors or assigns, or any successor developer, by these Articles or By-Laws without the prior written consent of the Developer, its successors or assigns, or a successor developer.

(E) A copy of each amendment shall be certified by the Secretary of State and recorded in the public records of Santa Rosa County, Florida.

## ARTICLE XI

TERM. The term of the Association shall be perpetual.

ARTICLE XII

APPOINTMENT OF REGISTERED AGENT AND OFFICE. D. Craig Tingle, Esq., is hereby appointed to serve as Registered Agent of the Association. The street address of the Registered Office of the Registered Agent is 4477 Legendary Drive, Suite 202, Destin, Florida, 32541.

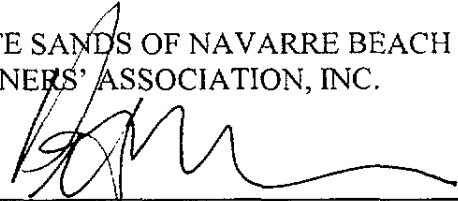
ARTICLE XII

DISPOSITION OF ASSETS UPON DISSOLUTION. Upon dissolution of the Association, the assets, both real and personal of the Association, shall be distributed as provided for in §718.117, Florida Statutes.

No disposition of White Sands of Navarre Beach Owners' Association, Inc., properties shall be effective to divest or diminish any right or title of any member vested in him under the recorded declaration of condominium for any condominium operated by the Association, unless made in accordance with the provisions of any applicable declaration.

IN WITNESS WHEREOF, the president, Peter McMahon, has affixed his signature this 22<sup>nd</sup> day of February, 2006.

WHITE SANDS OF NAVARRE BEACH  
OWNERS' ASSOCIATION, INC.

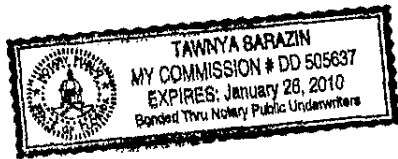
  
By: Peter McMahon, President

STATE OF FLORIDA       )  
                                      )  
COUNTY OF OKALOOSA )

The foregoing instrument was acknowledged before me by Peter McMahon as President of White Sands of Navarre Beach Owners' Association, Inc., who is well known to me or produced  
N/A as identification, who is known to me to be the person described in and who executed the foregoing and who has acknowledged to and before me that he executed the same freely and voluntarily and for the purposes therein expressed.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal, this 22<sup>nd</sup> day of February, 2006.

Tawnya Barazin  
Notary Public in and for Florida  
My Commission Expires: 1-28-10



CERTIFICATE OF DESIGNATION OF  
REGISTERED AGENT/REGISTERED OFFICE

PURSUANT TO THE PROVISIONS OF §607.0501, 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:

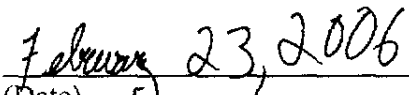
White Sands of Navarre Beach Owners' Association, Inc.

2. The name and address of the registered agent and office is:

D. Craig Tingle, Esq.  
4477 Legendary Drive, Suite 202  
Destin, FL 32541

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.

  
\_\_\_\_\_  
D. Craig Tingle, Esq.

  
\_\_\_\_\_  
(Date)

THIS INSTRUMENT PREPARED BY:

D. Craig Tingle, Esq.  
Pleat & Perry, P.A.  
4477 Legendary Drive, Suite 202  
Destin, Florida 32541  
(850) 650-0599

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FILED  
06 MAR -9 PM 5:30  
SECRETARY OF STATE  
TALLAHASSEE, FLORIDA