

NO 000005138

CAPITAL CONNECTION

NO 7545

P 1

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ISLESBORO HOMEOWNERS ASSOCIATION, INC.

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CAPITAL CONNECTION

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Florida Dept of State



May 9, 2006

FLORIDA DEPARTMENT OF STATE
Division of Corporations

YOUR CAPITAL CONNECTION, INC.

SUBJECT: ISLESBORO HOMEOWNERS ASSOCIATION, INC.
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SECRETARY OF STATE
TALLAHASSEE, FLORIDA

ARTICLES OF INCORPORATION

OF

ISLESBORO HOMEOWNERS ASSOCIATION, INC.

The undersigned, for the purpose of forming a corporation not for profit under Chapter 617, Florida Statutes, does hereby adopt the following Articles of Incorporation:

ARTICLE I: NAME

The name of the Corporation is Islesboro Homeowners Association, Inc., and the mailing address and street address of the principal office of this corporation is: 802 East 7th Avenue, New Smyrna Beach, Florida 32169.

ARTICLE II: DURATION

The period of duration of the Corporation is perpetual unless dissolved according to law. Corporate existence shall commence upon the filing of these Articles of Incorporation.

ARTICLE III: PURPOSE

The purpose of the Corporation is to operate as a Homeowners Association as authorized under Florida law to including, but not limited to enforcement of the covenants and restrictions, collection of assessments for any purpose established or required by the covenants and restrictions.

ARTICLE IV: DUTIES

The Association shall assist in the enforcement of the restrictions and covenants contained therein, and operate and maintain the common areas as required by the Islesboro Development Company, L.L.C. Covenants and Restrictions and perform such other duties as the Board of Directors may elect to undertake.

ARTICLE V: POWERS

The Association shall have the authority to levy and collect adequate assessments against members of the Association for the costs of maintenance to the common areas maintained by the Association and the costs of administering the covenants and restrictions for the Islesboro Village Subdivision.

ARTICLE VI: ASSESSMENTS

The assessments shall be used for the maintenance and repair of the common areas of the Islesboro Village Subdivision.

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ARTICLE VII: QUALIFICATION

The qualifications for shareholders and the manner are stated in the By-Laws of the Corporation.

ARTICLE VIII: INITIAL REGISTERED OFFICE AND AGENT

The name of the registered agent and office of the Company is as follows:

Charlotte Smith
802 East 7th Avenue
New Smyrna Beach, FL 32169

Having been named as registered agent and to accept service of process for the above state 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 as provided for in Chapter 608, F.S.


Signature of Registered Agent

ARTICLE IX: INITIAL BOARD OF DIRECTORS

The number of persons constituting the Board of Directors of the Corporation is three (3) initially. The number of directors may be increased or diminished by amendment to the By-Laws as deemed necessary, but there shall never be less than three (3). The name and address of each person who is to serve as a member of the initial Board of Directors is:

Charlotte Smith	802 East 7 th Avenue New Smyrna Beach, FL 32169	President
Ian Watson	802 East 7 th Avenue New Smyrna Beach, FL 32169	Vice-President
Al Lawrence	802 East 7 th Avenue New Smyrna Beach, FL 32169	Secretary

Member of the Board shall be selected as set forth in the By-Laws.

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ARTICLE X: INCORPORATOR

The name and address of the incorporator of these Articles of Incorporation is:

Charlotte Smith
802 East 7th Avenue
New Smyrna Beach, FL 32169

ARTICLE XI: AMENDMENTS

The Corporation reserves the right to amend or repeal the provisions of these Article of Incorporation, or any amendment(s) thereto.

ARTICLE XII: EXISTENCE AND DURATION

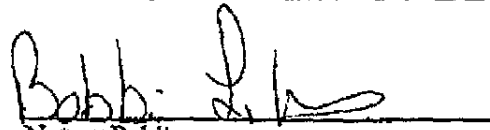
Existence of the Association shall commence with the filing of these Article of Incorporation with the Secretary of State, Tallahassee, Florida. The Association shall exist in perpetuity.

IN WITNESS WHEREOF, the undersigned incorporator has executed these Article of Incorporation this 5 day of May, 2006.


Charlotte Smith

STATE OF FLORIDA
COUNTY OF VOLUSIA

The foregoing instrument was acknowledged before me this 5 day of May 2006, by Charlotte Smith, who is personally known to me or who produced _____ as identification and who did not take an oath.


Bobb L. H.
Notary Public
Commission No.
My Commission Expires:

