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FLORIDA DEPARTMENT OF STATE
Division of Corporations

September 28, 2006

PENNINGTON MOORE WILKINSON BELL DUNBAR
WALK IN

SUBJECT: HOMEOWNERS ASSOCIATION OF SOUTH INDIAN RIVER ISLES,
INC.
Ref. Number: W06000042708

We have received your document for HOMEOWNERS ASSOCIATION OF SOUTH INDIAN RIVER ISLES, 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):

The document must contain a registered agent with a Florida street address and a signed statement of acceptance. (i.e. I hereby am familiar with and accept the duties and responsibilities of Registered Agent.)

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) 245-6955.

Suzanne Hawkes
Document Specialist
New Filing Section

Letter Number: 806A00057885

TRANSMITTAL LETTER

Department of State
Division of Corporations
P. O. Box 6327
Tallahassee, FL 32314

SUBJECT: Homeowners Association of South Indian
River Isles, Inc.
(PROPOSED CORPORATE NAME - MUST INCLUDE SUFFIX)

Enclosed are an original and one (1) copy of the articles of incorporation and a check for:

☐ \$70.00
Filing Fee

☒ \$78.75
Filing Fee
& Certificate of Status

☒ \$78.75
Filing Fee
& Certified Copy

☐ \$87.50
Filing Fee,
Certified Copy
& Certificate of
Status

ADDITIONAL COPY REQUIRED

FROM: _____

**Pennington
Moore
Wilkinson
Bell &
Dunbar P.A.**
ATTORNEYS AT LAW
www.penningtonlaw.com

Peter M. Dunbar
Attorney at Law

(850) 222-3533 - Phone
(850) 222-2126 - Fax
pete@penningtonlaw.com

215 South Monroe Street
2nd Floor (32301)
Post Office Box 10095
Tallahassee, FL 32302-2095

Daytime Telephone number _____

Please call when they are ready
to be picked up - Theresa.

NOTE: Please provide the original and one copy of the articles.

FILED
06 SEP 27 PM 2:37
TALLAHASSEE, FLORIDA

ARTICLES OF INCORPORATION
OF
HOMEOWNERS ASSOCIATION OF SOUTH INDIAN RIVER ISLES, INC.

In compliance with the requirements of Chapter 617, Florida Statutes, the undersigned, being a resident of the State of Florida and of full age, hereby forms a corporation not for profit in accordance with the laws of the State of Florida, and certify as follows:

ARTICLE I - NAME

The name of this corporation is HOMEOWNERS ASSOCIATION OF SOUTH INDIAN RIVER ISLES, INC. (the "Association").

ARTICLE II - PRINCIPAL OFFICE

The initial principal office of this Association shall be located at 10 Palmer Road, Suite H, Indian Harbour Beach, Florida 32937, which office may be changed from time to time by action of the Board of Directors.

ARTICLE III - REGISTERED OFFICE AND AGENT

The name and street address of the initial registered agent and office of the Association shall be T. A. Altman, 10 Palmer Road, Suite H, Indian Harbour Beach, Florida 32937.

ARTICLE IV - PURPOSE AND POWERS OF THE ASSOCIATION

This Association does not contemplate pecuniary gain or profit to its members. The specific purposes for which it is formed are to promote the health, safety, and general welfare of the residents within that certain real property described in that certain AMENDED AND RESTATED DECLARATION OF RESTRICTIONS, COVENANTS AND CONDITIONS FOR SOUTH INDIAN RIVER ISLES and SOUTH INDIAN RIVER ISLES - SECOND ADDITION (the "Declaration"), to be recorded among the Public Records of Brevard County, Florida, and

any amendments or modifications thereof (the "Declaration") relating to the Properties (as defined in the Declaration) and any additions thereto as may hereafter be brought within the jurisdiction of the Association. The purposes of this Association shall include, without limitation of the maintenance of the Common Area within the Properties, and carrying out, enforcing and otherwise fulfilling its rights and responsibilities under and pursuant to the Declaration. For the foregoing purposes, this Association is empowered to:

(1) exercise all of the powers and privileges, and to perform all of the duties and obligations of the Association as set forth in the Declaration as the same may be amended from time to time as therein provided;

(2) fix, levy, collect and enforce payment by any lawful means, all charges or assessments pursuant to the terms of the Declaration, and to pay all expenses in connection therewith and all office and other expenses incident to the conduct of the business of this Association, including all license fees, taxes, or governmental charges levied or imposed against the real or personal property of this Association;

(3) acquire, either by gift, purchase or otherwise, and to own, hold, improve, build upon, operate, maintain, convey, sell, lease or transfer, or otherwise dispose of real or personal property, or interests therein, in connection with the affairs of this Association;

(4) borrow money, and upon the approval of (i) a majority of the Board of Directors; and (ii) fifty one (51%) percent of the Voting Interests (in person or by proxy) at a duly noticed meeting of the members in which there is a quorum present, mortgage, pledge, deed in trust, or hypothecate any or all of its real or personal property as security for money borrowed or debts incurred, including without limitation, the right to collateralize any such indebtedness with the Association's assessment collection rights;

(5) dedicate, sell, or transfer all or any part of this Association's property for such purposes and subject to such conditions as may be agreed to by the members. No such dedication or transfer shall be effective unless an instrument has been signed by fifty one (51%) percent of the Voting Interests, agreeing to such dedication, sale or transfer;

(6) grant easements as to the Common Area to public and private utility companies, and to public bodies or governmental agencies or other entities or persons, without cost or charge, where convenient, desirable or necessary in connection with the development of the Properties, and the providing of utility and other services thereto;

(7) participate in mergers and consolidations with other non-profit corporations organized for similar purposes or annex additional residential property and Common Area, provided that any such merger, consolidation or annexation shall have been approved by (i) a majority of the Board of Directors; and (ii) fifty one (51%) percent of the Voting Interests (in person or by proxy) at a duly noticed meeting of the members in which there is a quorum present;

(8) adopt, alter, amend, and rescind reasonable rules and regulations from time to time, which rules and regulations shall be consistent with the rights and duties established by the Declaration and with the provisions of these Articles of Incorporation;

(9) contract for the operation, maintenance and management of the Common Area, including but not limited to, any Surface Water Management System ("SWMS"), and to authorize a management agent to assist the Association in carrying out its powers and duties under the Declaration;

(10) operate and maintain the SWMS, including all inlets, ditches, swales, culverts, water control structures, retention and detention areas, ponds, lakes, floodplain compensation areas, wetlands and any associated buffer areas, and wetland mitigation areas;

(11) sue or be sued;

(12) to adopt such annual budgets as are necessary to carry out the provisions of the Declaration; and

(13) have and exercise any and all powers, rights, and privileges which a corporation organized under Chapter 617 or Chapter 720, Florida Statutes by law may now or hereafter have or exercise.

ARTICLE V- MEMBERSHIP AND VOTING RIGHTS

A. This Association shall be a membership corporation, without certificates of shares of stock.

B. Qualification for, and admission to, membership in the Association shall be regulated by the Declaration and the Bylaws of the Association.

C. The share of an Owner or a member in the funds and assets of the Association cannot be assigned, hypothecated or transferred in any manner, except as an appurtenance of such Owner's or member's Residential Dwelling.

ARTICLE VI - BOARD OF DIRECTORS

The affairs of this Association shall be managed by a Board of Directors which shall consist of five (5) directors. Directors shall be members of the Association; provided, however, that prior to Turnover, Directors need not be members of the Association. The names and addresses of the persons, who are to act in the capacity of directors until their successors are elected and qualified, unless they sooner shall die, resign or be removed, are:

T. A. Altman
10 Palmer Road, Suite H
Indian Harbour Beach, Florida 32937

James B. Harvey
6335 Capstan Court
Rockledge, Florida 32955

Alex Altman
6310 Capstan Court
Rockledge, Florida 32955

The initial Board of Directors herein designated shall serve until Turnover and until the Turnover meeting thereafter. Directors elected at the Turnover meeting shall serve on the Board as set forth in the Bylaws.

ARTICLE VII - OFFICERS

The Association shall be administered by a president, vice president, secretary and treasurer, and such other officers as may be designated in the Bylaws, and shall be elected at the time and in the manner prescribed in the Bylaws. Officers need not be members of the Association. The names and addresses of the initial officers who shall serve until their successors are designated by the Board of Directors are as follows:

President:	T. A. Altman 10 Palmer Road, Suite H Indian Harbour Beach, Florida 32937
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Vice President:	Alex Altman 6310 Capstan Court Rockledge, Florida 32955
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Secretary/Treasurer	James B. Harvey 6335 Capstan Court Rockledge, Florida 32955
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ARTICLE VIII - SUBSCRIBER

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

NAME

T. A. Altman

ADDRESS

10 Palmer Road, Suite H
Indian Harbour Beach, Florida 32937

ARTICLE IX - DISSOLUTION

The Association will exist in perpetuity. However, this Association may be dissolved with the assent given in writing and signed by members entitled to cast not less than sixty six and two-thirds percent (66 2/3%) of the Voting Interests. In the event of termination, dissolution or final liquidation of the Association, the responsibility for the operation and maintenance of the surface water or stormwater management system must be transferred to and accepted by an entity which would comply with Section 40C-42.027, F.A.C., and be approved by the St. Johns River Water Management District prior to such termination, dissolution or liquidation.

ARTICLE X - BYLAWS

The Bylaws of this Association shall be initially adopted by the Board of Directors. Thereafter, the Bylaws may be amended, altered or rescinded in the manner provided by the Bylaws.

ARTICLE XI - AMENDMENT OF ARTICLES

These Articles of Incorporation may be amended, from time to time, as follows:

(1) General Restrictions on Amendments. Notwithstanding any other provision herein to the contrary, no amendment to these Articles shall affect the rights of Declarant

unless such amendment receives the prior written consent of Declarant, as applicable. If the prior written approval of any governmental entity or agency having jurisdiction is required by applicable law or governmental regulation for any amendment to these Articles, then the prior written consent of such entity or agency must also be obtained. No amendment shall be effective until a copy of such amendment shall have been certified by the Secretary of State of the State of Florida and thereafter shall have been recorded in the Public Records of Brevard County, Florida.

(2) Amendments From and After Turnover. From and after Turnover, these Articles may be amended with the approval of (i) a majority of the Board; and (ii) sixty six and two-thirds percent (66 2/3%) of the votes present (in person or by proxy) at a duly called meeting of the Members in which there is a quorum.

ARTICLE XII - INDEMNIFICATION

Every director and every officer of the Association shall be indemnified by the Association to the fullest extent of the law against all expenses and liabilities, including counsel fees, reasonably incurred by or imposed on him in connection with any proceeding or 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 expenses are incurred. The foregoing right of indemnification shall be in addition to and not exclusive of all other rights to which such director or officer may be entitled.

ARTICLE XIII - INTERPRETATION

Express reference is hereby made to the terms, provisions, definitions, and rules of interpretation contained in the Declaration where necessary to interpret, construe, and clarify

the provisions of these Articles. In subscribing and filing these Articles, it is the intent of the undersigned that the provisions hereof be consistent with the provisions of the Declaration and, to the extent not prohibited by law, that the provisions of these Articles and of the Declaration be interpreted, construed, and applied so as to avoid inconsistencies or conflicting results.

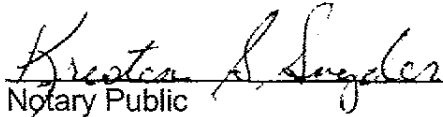
IN WITNESS WHEREOF, for the purpose of forming this corporation under the laws of the State of Florida, the undersigned, constituting the subscriber of this Association, has executed these Articles of Incorporation this 25 day of Sept, 2006.


T. A. ALTMAN, Subscriber

STATE OF FLORIDA
COUNTY OF BREVARD

I HEREBY CERTIFY that on this day before me, the undersigned authority, personally appeared T. A. Altman to me known to be the person described as subscriber in, and who executed the foregoing Articles of Incorporation, as his own free act and deed.

WITNESS my hand and official seal at Melbourne, Florida, this 25th day of September, 2006.


Notary Public

My commission expires:

KRISTEN S. SNYDER
Notary Public, State of Florida
My comm. exp. May 6, 2007
Comm. No. DD 209988

Personally known X
OR produced _____ as identification.

ACCEPTANCE OF REGISTERED AGENT

Having been named to accept service of process for HOMEOWNERS ASSOCIATION OF SOUTH INDIAN RIVER ISLES, INC., at the place designated in these Articles of Incorporation, the undersigned hereby accepts to act in this capacity, and agrees to comply with the provisions of the laws of the State of Florida relative to keeping such open office.

Dated this 25 day of Sept, 2006.



T. A. Altman
Registered Agent

Registered Office:
10 Palmer Road, Suite H
Indian Harbour Beach, Florida 32937

Principal Corporation Office:
10 Palmer Road, Suite H
Indian Harbour Beach, Florida 32937

FILED
06 SEP 27 PM 2:37
TALLAHASSEE, FLORIDA