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CAPITAL CONNECTION, INC.

417 E. Virginia Street, Suite 1 • Tallahassee, Florida 32301
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Park View Estates Townhomes
Association, Inc.

Signature _____

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Name _____

Date _____

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Courier

ARTICLES OF INCORPORATION
OF
PARK VIEW ESTATES TOWNHOMES ASSOCIATION, INC.
(A Florida Corporation Not-For-Profit)

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ARTICLE I - NAME

The name of this corporation is PARK VIEW ESTATES TOWNHOMES ASSOCIATION, INC., (hereinafter referred to as the "Corporation").

ARTICLE II - DURATION

This corporation shall exist perpetually, commencing upon the filing of the Articles of Incorporation with the Department of State of Florida.

ARTICLE III - PLACE OF BUSINESS

The principal office of the Association is located at 995 Denton Blvd. NW, Fort Walton Beach, Florida 32547.

ARTICLE IV - REGISTERED AGENT

C. LeDON ANCHORS whose address is 909 Mar Walt Drive, Suite 1014, Fort Walton Beach, Florida 32547, is hereby appointed the initial registered agent of this association.

ARTICLE V - PURPOSE

The association does not contemplate pecuniary gain or profit to the members thereof, and the specific purposes for which it is formed is to provide for the maintenance, preservation and payment of ad valorem taxes on the common elements, maintenance of the

common elements in which all of the members of the association have a common interest which are described as follows:

See Exhibit "A" attached hereto and made a part hereof.

and to promote the health, safety and welfare of the lot owners with respect to the above-described common property and for this purpose to:

(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 "Declaration", applicable to the property and recorded or to be recorded in the Office of Clerk of Circuit Court 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 the 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 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 two-thirds (2/3) of the members agreeing to such dedication, sale or transfer;

(f) Participate in mergers and consolidations with other non-profit corporations organized for the same purposes or annex additional residential property and Common Areas, provided that any of such merger, consolidation or annexation shall have the assent of two-thirds (2/3) of the members;

(g) Have and to exercise any and all powers, rights and privileges which a corporation organized under the Non-Profit Corporation Law of the State of Florida by law may or hereafter have or exercise.

ARTICLE VI - MEMBERS

Every person or entity who is a record owner of a fee or undivided fee interest in any lot which is subject by a Declaration of record to assessment by the Association, including contract sellers, 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 VII - BOARD OF DIRECTORS

The affairs of this Association shall be managed by a board of one (1) director who need not be a member of the Association. The number of directors may be increased by amendment of the By-Laws of the Association at any special or regular meeting of the membership. The name and address of the person who is to act in the capacity of director is:

Charles R. Rumsey
259 Alexander Road
Long Beach, MS 39560

ARTICLE VIII - INCORPORATOR

The name and address of the incorporator of this Corporation is: C. LeDon Anchors, 909 Mar Walt Drive, Suite 1014, Fort Walton Beach, Florida 32547.

ARTICLE IX - DISSOLUTION

The Association may be dissolved with the assent given in writing and signed by not less than two-thirds (2/3) of the 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 non-profit corporation, association, trust or other organization to be devoted to such similar purposes.

ARTICLE X - OFFICERS

The officers of the Association shall be a president and vice president who shall at all times be members of the Board of Directors, a secretary and a treasurer, and such other officers as the Board of Directors may from time to time by resolution create. The officers shall be elected annually by the directors and removed in accordance with the By-Laws of the Association. The names and addresses of the persons who are to act as officers until selection of their successors are:

Charles R. Rumsey

President/Vice President
Secretary/Treasurer

ARTICLE XI - AMENDMENTS

Amendment of these Articles shall require assent of three-fourths (3/4) of the entire membership and the By-Laws may be made, altered or rescinded by a majority of a quorum of members present at such quorum as prescribed in the By-Laws.

IN WITNESS WHEREOF, the undersigned incorporator has executed these Articles of Incorporation, this 24th day of October, 2006.


C. LeDON ANCHORS

STATE OF FLORIDA

COUNTY OF OKALOOSA

I HEREBY CERTIFY that on this day before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared C. LeDON ANCHORS well known to me to be the person described in the foregoing instrument and

he acknowledged before me that he executed the same for the uses and purposes therein set forth.

WITNESS my hand and official seal in the County and State last aforesaid this 24th day of October, 2006.

Shelly R. Hall

Notary Public

My commission expires:



SHELLY R. HALL
MY COMMISSION # DD 584968
EXPIRES: September 9, 2010
Bonded Thru Budget Notary Services

CERTIFICATE DESIGNATING PLACE OF BUSINESS
OR DOMICILE FOR THE SERVICE OF PROCESS WITHIN
THIS STATE, NAMING AGENT UPON WHOM PROCESS MAY BE SERVED

In pursuance of Chapter 48.091, Florida Statutes, the following is submitted, in compliance with said Act:

First -- That PARK VIEW ESTATES TOWNHOMES ASSOCIATION, INC. - organized under the laws of the State of Florida, with its principal office, as indicated in the Articles of Incorporation, at the City of Fort Walton Beach, County of Okaloosa, State of Florida, has named C. LeDON ANCHORS, located at 909 Mar Walt Drive, Suite 1014, City of Fort Walton Beach, County of Okaloosa, State of Florida, as its agent to accept service of process within this State.

ACKNOWLEDGMENT:

Having been named to accept service of process for the above stated corporation, at the place designated in this certificate, I hereby accept to act in this capacity, and agree to comply with the provision of said Act relative to keeping open said office.

By: _____

C. LeDON ANCHORS
Registered Agent

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The Southeast 1/4 of the Northeast 1/4 of the Northeast 1/4 of the Southwest 1/4 of Section 35, Township 1 South, Range 24 West, Okaloosa County, Florida, LESS AND EXCEPT a strip 66 feet wide off the South side deeded to Okaloosa County, Florida, for use as a public road, and

The North 1/2 of the Northeast 1/4 of the Northeast 1/4 of the Southwest 1/4 LESS the North and West 50 feet thereof, and LESS AND EXCEPT Units 1 through 16, inclusive, Building A, Units 1 through 18, inclusive, Building B, Units 1 through 16, inclusive, Building C, Units 1 through 18, inclusive, Building D, Units 1 through 16, inclusive, Building E, Units 1 through 16, inclusive, Building F, Units 1 through 12, inclusive, Building G, Units 1 through 12, inclusive, Building H, Park View Estates Townhomes according to plat thereof recorded in Plat Book 8, page 89, Public Records of Okaloosa County, Florida.

EXHIBIT "A"