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(Requestor's Name)

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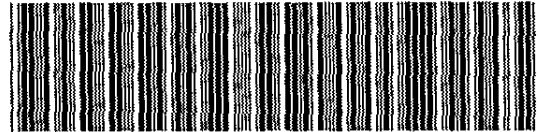
(Business Entity Name)

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CB11-206

# CAPITAL CONNECTION, INC.

417 E. Virginia Street, Suite 1 • Tallahassee, Florida 32301  
(850) 224-8870 • 1-800-342-8062 • Fax (850) 222-1222

Pointe of View Townhouse  
Association, Inc.

Signature \_\_\_\_\_

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

Name

Date

Time

Walk-In \_\_\_\_\_

Will Pick Up \_\_\_\_\_

- ☒ 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 \_\_\_\_\_
- \_\_\_\_\_ Courier \_\_\_\_\_

**ARTICLES OF INCORPORATION**  
**OF**  
**POINTE OF VIEW TOWNHOUSE ASSOCIATION, INC.**

(A Florida Corporation Not-For-Profit)

FILED  
05 NOV -8 PM 11:04  
SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

**ARTICLE I - NAME:**

The name of this corporation not-for-profit is POINTE OF VIEW TOWNHOUSE ASSOCIATION, INC., (hereinafter referred to as the "Association").

**ARTICLE II - DURATION:**

The Association shall exist perpetually, commencing upon the filing with the Secretary of State of the Articles of Incorporation.

**ARTICLE III - PURPOSE:**

The Association's specific purposes are to serve as the Owners Association of Pointe of View Townhouse, in Okaloosa County, Florida and to do all such other things as are legal in the State of Florida for corporations not-for-profit, including, but not limited to, being responsible for the operation and maintenance of any stormwater management system and/or discharge facility owned by the Association and to provide for the maintenance, preservation and architectural control of the residence Lots and Common Area within that certain tract of property described as:

SEE EXHIBIT "A" AND EXHIBIT "B" ATTACHED HERETO  
AND MADE A PART HEREOF FOR LEGAL DESCRIPTION.

**ARTICLE IV - NON-STOCK CORPORATION:**

This Association shall be a corporation not-for-profit and shall not issue stock.

**ARTICLE V - INITIAL PRINCIPAL OFFICE, REGISTERED OFFICE AND AGENT:**

The street address of the initial principal office of the Association is 8804 E. Hwy. 30 A, Sea Crest, FL 32413, and the mailing address is Post Office Box 1207, Dothan, AL 36302. The street address of the initial registered office of the Association is 909 Mar Walt Drive, Suite 1014, Fort Walton Beach, Florida 32547 and the initial registered agent of the Association at that address is C. Jeffrey McInnis.

**ARTICLE VI - INITIAL BOARD OF DIRECTORS:**

The Association shall have twelve (12) directors initially. The number of directors may be decreased from time to time as provided in the By-Laws but shall never be less than three (3). The Directors shall be elected by the membership of the Association annually or as prescribed in the By-Laws. The Directors need not be members of the Association. The names and addresses of the initial directors of the Corporation are Mark Saliba, 2837 Woodham Road, Dothan, AL 36301; Boyd Horn, 403 LiveOak Tr., Dothan, AL 36301; Glen Northcutt, 203 Girard Ave., Dothan, AL 36303; Tom West, 5 Westwood Road, Dothan, AL 36303; Arne Foss, 102 Ormond Ct., Dothan, AL 36305; Felton Woodham, 108 N. Englewood Drive, Dothan, AL 36303; John Watson, 908 Westgate Pkwy., Dothan, AL 36303; Fred Saliba, 25 Hampton Way, Dothan, AL 36305; Henrietta Saliba, 2864 Woodham Road, Dothan, AL 36303; Puli Reddy, 1 Foxchase Drive, Dothan, AL 36305; Richmond McClintock, 3402 Huntington Place, Dothan, AL 36303; and Herb Gannon, 115 Muirfield Lane, Dothan, AL 36305.

**ARTICLE VII - INCORPORATOR:**

The name and address of the person signing these Articles is as follows: C. Jeffrey McInnis, 909 Mar Walt Drive, Suite 1014, Fort Walton Beach, Florida 32547.

#### **ARTICLE VIII - BY-LAWS:**

The Board of Directors of this Corporation shall provide By-Laws for the conduct of its business and the carrying out of its purposes as they may deem necessary from time to time. Upon proper notice, the By-Laws may be amended, altered or rescinded by a two-thirds (2/3) vote of those members of the Board of Directors present at any regular meeting or any special meeting called for that purpose.

#### **ARTICLE IX - MEMBERSHIP**

Every person or entity who is a record owner of a fee or undivided fee interest of any lot within Pointe of View Townhouse shall be a member of the Association. Membership shall be appurtenant to and may not be separated from ownership of any lot. No member can assign, hypothecate or transfer in any manner, except as an appurtenance to his lot, his interest in the funds and assets of the Association. The funds and assets of the Association shall belong solely to the Association subject to the limitation that the same be expended, held or used for the benefit of the membership and for the purposes authorized herein, in the proposed Declaration of Covenants, Conditions and Restrictions for the development and in the By-Laws which may be hereafter adopted.

#### **ARTICLE X - VOTING RIGHTS**

Members shall be entitled to one 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 among themselves determine, but in no event shall more than one vote be cast with respect to any lot.

#### **ARTICLE XI - POWERS:**

In order to promote the purposes of the Association, it may acquire property by grant, gift, purchase, devise or bequest, and hold and dispose of such property as the Association shall require for the benefit of its members and not for pecuniary profit, and it shall have all corporate powers enumerated in Chapter 617 of the Florida Statutes, which powers are specifically incorporated herein by reference.

The Association is further empowered to indemnify any directors or officers or former directors or officers of the Association, or any person who may have served at its request as a director or officer of another corporation or association, whether for profit or not-for-profit, against expenses actually and necessarily incurred by him or her in connection with the defense of any action, suit or proceeding in which they are made a party by means of being or having been such director or officer except in relation to matters as to which he or she shall be adjudged in such action, suit or proceeding, to be liable for negligence or misconduct in the performance of his or her duty; but such indemnification shall not be deemed exclusive of any other rights to which such director or officer may be entitled, under any by-laws, agreements, vote of the Board of Directors or members, or otherwise.

#### **ARTICLE XII - NON PROFIT STATUS:**

The Association shall be organized and operated exclusively for purposes authorized in these Articles of Incorporation; notwithstanding any other provision of these Articles, the Association shall not carry on any other activities not permitted to be carried on by a Florida not-for-profit corporation pursuant to Chapter 617 of the Florida Statutes.

**ARTICLE XIII - DISTRIBUTION OF ASSETS UPON DISSOLUTION:**

Except as otherwise provided in Article III hereof, no person, firm or corporation shall ever receive any dividends or profits from the undertaking of the Association and upon dissolution of this organization all of its assets, remaining after payment of all costs and expenses of such dissolution, shall be distributed to organizations which themselves are exempt as organizations described under Sections 501(c)(3) and 170(c)(2) of the Internal Revenue Code of 1986, as amended, or to the Federal Government, or to a State or local government, for a public purpose, and none of the assets shall be distributed to any member, officer, or Director of the Association.

IN WITNESS WHEREOF, the undersigned has executed these Articles of Incorporation on this 6<sup>th</sup> day of November 2006 for the purpose of forming this corporation not-for-profit under the laws of the State of Florida.

WITNESSES:

Jayne W. Emerson  
Print Name: Jayne W. Emerson  
Anne M. McBride  
Print Name: Anne M. McBride

INCORPORATOR:

C. Jeffrey McInnis

STATE OF FLORIDA       )  
                                      )  
COUNTY OF OKALOOSA )

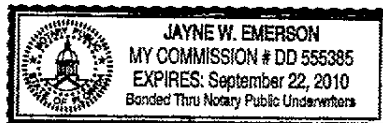
Before me, the undersigned authority, personally appeared C. Jeffrey McInnis, personally known to me to be the person described in the foregoing Articles of Incorporation of the Association and such person acknowledged to and before me that such person executed the Articles of Incorporation for the purpose therein described.

WITNESS my hand and official seal this 6<sup>th</sup> day of November 2006.

Jayne W. Emerson

NOTARY PUBLIC

My commission expires:



This Instrument Prepared By:  
ANCHORS SMITH GRIMSLEY  
(C. Jeffrey McInnis)  
909 Mar-Walt Drive, Suite 1014  
Fort Walton Beach, Florida 32547  
(850) 863-4064



## EXHIBIT A

### Unit 1

A parcel of land in Walton County, Florida, and being more particularly described as follows: Beginning at the Northwest Corner of Fractional SW $\frac{1}{4}$  of Section 27, T3S, R18W, and thence in a Southerly direction along the West line of said Section, 645 feet, more or less, to the South side of State Road S-30-A; thence S70°-33'-54"E, along the South side of said Road 1390.66 feet to the STARTING POINT; thence S70°-33'-54"E, along the South side of said Road 25.92 feet; thence S0°-55'-E, 432.60 feet to the water's edge of the Gulf of Mexico; thence in a Westerly direction along the water's edge 25.92 feet, more or less, to a point; thence N0°-55'-W, 432.60 feet to the STARTING POINT. Said parcel being in Fractional SW $\frac{1}{4}$  of Section 27, T3S, R18W and containing 0.24 acres, more or less.

Parcel ID Number: 27-3S-18-16120-000-0030

### Unit 2

A parcel of land in Walton County, Florida and being more particularly described as follows: Beginning at the Northwest Corner of Fractional SW $\frac{1}{4}$  of Section 27, T3S, R18W, and thence in a Southerly direction along the West line of said Section, 645 feet, more or less, to the South side of State Road S-30-A; thence S70°-33'-54"E, along the South side of said Road 1365.70 feet to the STARTING POINT; thence S70°-33'-54"E, along the South side of said Road 24.96 feet; thence S0°-55'-E, 432.60 feet to the water's edge of the Gulf of Mexico; thence in a Westerly direction along the water's edge 24.96 feet, more or less, to a point; thence N0°-55'-W, 432.60 feet to the STARTING POINT. Said parcel being in Fractional SW $\frac{1}{4}$  of Section 27, T3S, R18W and containing 0.23 acres, more or less.

Parcel ID Number: 27-3S-18-16120-000-0050

### Unit 3

A parcel of land in Walton County, Florida and being more particularly described as follows: Beginning at the Northwest Corner of Fractional SW $\frac{1}{4}$  of Section 27, T3S, R18W and thence in a Southerly direction along the West line of said Section, 645 feet, more or less, to the South side of State Road S-30-A; thence S70°-33'-54"E, along the South side of said Road 1339.47 feet to the STARTING POINT; thence S70°-33'-54"E, along the South side of said Road 26.23 feet; thence S0°-55'-E, 432.60 feet to the water's edge of the Gulf of Mexico; thence in a Westerly direction along the water's edge 26.23 feet, more or less, to a point; thence N0°-55'-W, 432.60 feet to the STARTING POINT. Said parcel being in Fractional SW $\frac{1}{4}$  of Section 27, T3S, R18W and containing 0.25 acres, more or less.

Parcel ID Number: 27-3S-18-16120-000-0020

## EXHIBIT A (Continued)

### Unit 4

A parcel of land in Walton County, Florida and being more particularly described as follows: Beginning at the Northwest Corner of Fractional SW $\frac{1}{4}$  of Section 27, T3S, R18W and thence in a Southerly direction along the West line of said Section, 645 feet, more or less, to the South side of State Road S-30-A; thence S70°-33'-54"E, along the South side of said Road 1313.87 feet to the STARTING POINT; thence S70°-33'-54"E, along the South side of said Road 25.60 feet; thence S 0°-55'E, 432.60 feet to the water's edge of the Gulf of Mexico; thence in a Westerly direction along the water's edge 25.60 feet, more or less, to a point; thence N 0°-55'W, 432.60 feet to the STARTING POINT. Said parcel being in Fractional SW $\frac{1}{4}$  of Section 27, T3S, R18W and containing 0.24 acres, more or less.

Parcel ID Number: 27-3S-18-16120-000-0120

### Unit 5

A parcel of land in Walton County, Florida and being more particularly described as follows: Beginning at the Northwest Corner of Fractional SW $\frac{1}{4}$  of Section 27, T3S, R18W and thence in a Southerly direction along the West line of said Section, 645 feet, more or less, to the South side of State Road S-30-A; thence S70°-33'-54"E, along the South side of said Road 1288.91 feet to the STARTING POINT; thence S70°-33'-54"E, along the South side of said Road 24.96 feet; thence S 0°-55'E, 432.60 feet to the water's edge of the Gulf of Mexico; thence in a Westerly direction along the water's edge 24.96 feet, more or less, to a point; thence N 0°-55'W, 432.60 feet to the STARTING POINT. Said parcel being in Fractional SW $\frac{1}{4}$  of Section 27, T3S, R18W and containing 0.23 acres, more or less.

Parcel ID Number: 27-3S-18-16120-000-0040

### Unit 6

A parcel of land in Walton County, Florida and being more particularly described as follows: Beginning at the Northwest Corner of Fractional SW  $\frac{1}{4}$  of Section 27, T3S, R18W and thence in a Southerly direction along the West line of said Section, 645 feet, more or less, to the South side of State Road S-30-A; thence S70°-33'-54"E, along the South side of said Road 1262.66 feet to the STARTING POINT; thence S70°-33'-54"E, along the South side of said Road 26.35 feet; thence S 0°-55'E, 432.60 feet to the water's edge of the Gulf of Mexico; thence in a Westerly direction along the water's edge 26.35 feet, more or less, to a point; thence N 0°-55'W, 432.60 feet to the STARTING POINT. Said parcel being in Fractional SW  $\frac{1}{4}$  of Section 27, T3S, R18W and containing 0.25 acres, more or less.

Parcel ID Number: 27-3S-18-16120-000-0010

## EXHIBIT A (Continued)

### Unit 7

A parcel of land in Walton County, Florida, and being more particularly described as follows: Commencing at the NW corner of Fractional SW $\frac{1}{4}$  of Section 27, T3S, R18W, and thence in a Southerly direction along the West line of said Section, a distance of 645 feet more or less to the South side of State Road S-30-A; thence S70°-33'-54"E along the South side of said Road a distance of 1228.61 feet to the point of Beginning; thence continue S70°-33'-54"E along the South side of said Road a distance of 26.58 feet; thence S01°-34'-54"E a distance of 434.50 feet more or less to the water's edge of the Gulf of Mexico; thence in a westerly direction along the water's edge a distance of 26.58 feet; thence N01°-34'-54"W a distance of 434.50 feet more or less to the Point of Beginning; Said parcel of land being a Fractional SW $\frac{1}{4}$  of Section 27, T3S, R18W and containing 0.2 acre more or less.

Parcel ID Number: 27-3S-18-16120-000-0080

### Unit 8

A parcel of land in Walton County, Florida, and being more particularly described as follows: Commencing at the NW corner of Fractional SW $\frac{1}{4}$  of Section 27, T3S, R18W, and thence in a Southerly direction along the West line of said Section, a distance of 645 feet more or less to the South side of State Road S-30-A; thence S70°-33'-54"E along the South side of said Road a distance of 1202.90 feet to the Point of Beginning; thence continue S70°-33'-54"E along the South side of said Road a distance of 25.71 feet; thence S01°-34'-54"E a distance of 434.50 feet more or less to the water's edge of the Gulf of Mexico; thence in a westerly direction along the water's edge a distance of 25.71 feet; thence North 01°-34'-54"W a distance of 434.50 feet more or less to the Point of Beginning; Said parcel of land being a Fractional SW $\frac{1}{4}$  of Section 27, T3S, R18W and containing 0.2 acre more or less.

Parcel ID Number: 27-3S-18-16120-000-0100

### Unit 9

A parcel of land in Walton County, Florida and being more particularly described as follows: Commencing at the Northwest Corner of Fractional Southwest Quarter of Section 27, Township 3 South, Range 18 West and thence in a Southerly direction along the West line of said Section, a distance of 645 feet, more or less, to the South side of State Road S-30A; thence S70°33'54"E along the South side of said road a distance of 1177.19 feet to the Point of Beginning; thence continue S70°33'54"E along the South side of said road a distance of 25.71 feet; thence S01°34'54"E a distance of 434.50 feet, more or less, to the waters edge of the Gulf of Mexico; thence in a Westerly direction along the waters edge a distance of 25.71 feet; thence N01°34'54"W a distance of 434.50 feet, more or less, to the Point of Beginning; said parcel of land being a Fractional Southwest Quarter of Section 27, Township 3 South, Range 18 West, Walton County, Florida.

Parcel ID Number: 27-3S-18-16120-000-0060

EXHIBIT A (Continued)

Unit 10

Commence at the Northwest corner of fractional SW $\frac{1}{4}$  of Section 27, Township 3 South, Range 18 West, run thence Southerly along the West line of said section a distance of 645 feet, more or less, to the South side of State Road S-30A; thence run South 70 degrees 33 minutes 54 seconds East along the South side of said road 1151.48 feet to a Point of Beginning; thence continue South 70 degrees 33 minutes 54 seconds East along the South side of said road 25.71 feet; thence run South 1 degree 34 minutes 54 seconds East 434.50 feet, more or less, to the water's edge of the Gulf of Mexico; thence run Westerly along the water's edge of the Gulf of Mexico 25.71 feet; thence run North 1 degree 34 minutes 54 seconds West 434.50 feet, more or less, to the Point of Beginning.

Parcel ID Number: 27-3S-18-16120-000-0110

Unit 11

A parcel of land in Walton County, Florida, and being more particularly described as follows: Commencing at the NW corner of Fractional SW $\frac{1}{4}$  of Section 27, T3S, R18W, and thence in a Southerly direction along the West line of said Section; a distance of 645 feet more or less to the South side of State Road S-30-A; thence S70°-33'-54"E along the South side of said Road a distance of 1125.77 feet to the Point of Beginning; thence continue S70°-33'-54"E along the South side of said Road a distance of 25.71 feet; thence S01°-34'-54"E a distance of 434.50 feet more or less to the water's edge of the Gulf of Mexico; thence in a westerly direction along the water's edge a distance of 25.71 feet; thence N01°-34'-54"W a distance of 434.50 feet more or less to the Point of Beginning; Said parcel of land being a Fractional SW $\frac{1}{4}$  of Section 27, T3S, R18W and containing 0.2 acre more or less.

Parcel ID Number: 27-3S-18-16120-000-0070

Unit 12

A parcel of land in Walton County, Florida and being more particularly described as follows: Commencing at the NW corner of Fractional SW $\frac{1}{4}$  of Section 27, T3S, R18W, and thence in a Southerly direction along the West line of said Section, a distance of 645 feet more or less to the South side of State Road S-30-A; thence S70°-33'-54"E along the South side of said Road a distance of 1100.06 feet to the Point of Beginning; thence continue S70°-33'-54"E along the South side of said Road a distance of 25.71 feet; thence S01°-34'-54"E a distance of 434.50 feet more or less to the water's edge of the Gulf of Mexico; thence in a westerly direction along the water's edge a distance of 25.71 feet; thence N01°-34'-54"W a distance of 434.50 feet more or less to the Point of Beginning; Said parcel of land being a Fractional SW $\frac{1}{4}$  of Section 27, T3S, R18W and containing 0.2 acre more or less.

Parcel ID Number: 27-3S-18-16120-000-0090

POINTE OF VIEW  
COMMON AREA

LEGAL DESCRIPTION

One lot or parcel of land in Walton County, Florida and being more particularly described as follows: Commencing at the intersection of the Southerly R/W of State Highway S-30-A (100' R/W) and the West line of Fractional Section 27, T3S, R18W and from said point run in a Southeasterly direction along the Southerly R/W of the above mentioned road a distance of 1094.28 feet to the POINT OF BEGINNING; thence continue along said R/W S70°-33'-54"E a distance of 328.00 feet; thence S01°-34'-54"E a distance of 120.00 feet; thence N70°-33'-54"W parallel to the above mentioned R/W a distance of 328.00 feet; thence N01°-34'-54"W a distance of 120.00 feet to the POINT OF BEGINNING. Said land being located in the Fractional SW ¼ of Section 27, T3S, R18W.

**CERTIFICATE OF DESIGNATION**  
**REGISTERED AGENT/REGISTERED OFFICE**

Pursuant to the provisions of Section 617.0501, 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: Pointe of View Townhouse Association, Inc.
2. The name and address of the registered agent and office is:

C. Jeffrey McInnis  
909 Mar Walt Drive, Suite 1014  
Fort Walton Beach, FL 32547

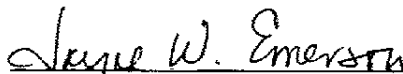
HAVING BEEN NAMED AS REGISTERED AGENT AND TO ACCEPT SERVICE OF PROCESS FOR THE ABOVE STATED CORPORATION AT THE PLACE DESIGNATED IN THIS CERTIFICATE, I HEREBY ACCEPT THE APPOINTMENT AS REGISTERED AGENT AND AGREE TO ACT IN THIS CAPACITY. I FURTHER AGREE TO COMPLY WITH THE PROVISIONS OF ALL STATUTES RELATING TO THE PROPER AND COMPLETE PERFORMANCE OF MY DUTIES, AND I AM FAMILIAR WITH AND ACCEPT THE OBLIGATIONS OF MY POSITION AS REGISTERED AGENT.

  
C. Jeffrey McInnis  
Date: November 6<sup>th</sup>, 2006

STATE OF FLORIDA  
COUNTY OF OKALOOSA

BEFORE ME, the undersigned authority, personally appeared C. Jeffrey McInnis, who is to me known to be the person described in and who subscribed the above as Registered Agent, and she did freely and voluntarily acknowledge before me according to the law she made and subscribed the same for the uses and purposes therein mentioned and set forth.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal, at Fort Walton Beach, Florida in said County and State this 6<sup>th</sup> day of November 2006.

  
NOTARY PUBLIC  
My Commission Expires:



06 NOV - 8 PM 11:04  
SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

FILED