

NO6880012830

(Requestor's Name)

(Address)

(Address)

(City/State/Zip/Phone #)

☐ PICK-UP ☐ WAIT ☐ MAIL

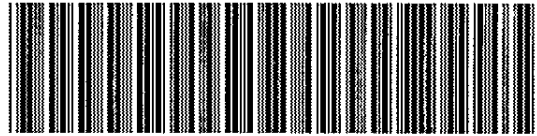
(Business Entity Name)

(Document Number)

Certified Copies _____ Certificates of Status _____

Special Instructions to Filing Officer:

Office Use Only



400082023984

12/18/06--01003--007 **78.75

RECEIVED
06 DEC 15 PM 3:57
DEPT. OF REVENUE
DIVISION OF CORPORATIONS
TALLAHASSEE, FLORIDA

FILED
2006 DEC 15 AM 11:44
DEPT. OF REVENUE
DIVISION OF CORPORATIONS
TALLAHASSEE, FLORIDA

30-81-21
2006

Williams, Gautier, Gwynn & DeLoach, P.A.

Requestor's Name

Post Office Box 4128

Address

Tallahassee, FL 32315 850-386-3300

City/State/Zip

Phone #

Office Use Only

CORPORATION NAME(S) & DOCUMENT NUMBER(S), (if known):

1. Town Centre South Condo Assoc Inc
(Corporation Name) (Document #)
2. _____
(Corporation Name) (Document #)
3. _____
(Corporation Name) (Document #)
4. _____
(Corporation Name) (Document #)

☒ Walk in

☐ Pick up time _____

☐ Certified Copy

☐ Mail out

☐ Will wait

☐ Photocopy

☐ Certificate of Status

NEW FILINGS	
<input type="checkbox"/>	Profit
<input type="checkbox"/>	NonProfit
<input checked="" type="checkbox"/>	Limited Liability
<input type="checkbox"/>	Domestication
<input type="checkbox"/>	Other

AMENDMENTS	
<input type="checkbox"/>	Amendment
<input type="checkbox"/>	Resignation of R.A., Officer/Director
<input type="checkbox"/>	Change of Registered Agent
<input type="checkbox"/>	Dissolution/Withdrawal
<input type="checkbox"/>	Merger

OTHER FILINGS	
<input type="checkbox"/>	Annual Report
<input type="checkbox"/>	Fictitious Name
<input type="checkbox"/>	Name Reservation

REGISTRATION/ QUALIFICATION	
<input type="checkbox"/>	Foreign
<input type="checkbox"/>	Limited Partnership
<input type="checkbox"/>	Reinstatement
<input type="checkbox"/>	Trademark
<input type="checkbox"/>	Other

RECEIVED
06 DEC 15 PM 3:56
DEPARTMENT OF
DIVISION OF CORPORATIONS
TALLAHASSEE, FLORIDA

Examiner's Initials

ARTICLES OF INCORPORATION
OF
TOWN CENTRE SOUTH CONDOMINIUM ASSOCIATION, INC.

THE UNDERSIGNED hereby associate themselves for the purpose of forming a corporation not for profit, under and pursuant to Chapter 617, Florida Statutes, and do certify as follows:

ARTICLE I

Name

The name of this corporation is Town Centre South Condominium Association, Inc. The corporation is sometimes referred to herein as the "Association."

ARTICLE II

Purposes

This corporation is organized to operate and manage the affairs and property of Town Centre South Condominium, a condominium established in accordance with Chapter 718, Florida Statutes, upon real property situate, lying and being in Gulf County, Florida, hereinafter referred to as the Condominium; to perform and carry out the acts and duties incident to the administration, operation and management of the Condominium in accordance with the terms, provisions and conditions contained in these Articles of Incorporation, in the Declaration of Condominium of the Condominium and any amendments thereto, which will be recorded among the Public Records of Gulf County, Florida; and to own, operate, lease, sell, trade and otherwise deal with such property, whether real or personal, as may be necessary or convenient in the administration of the Condominium.

The terms used herein shall have the same meaning attributed to them in Chapter 718, Florida Statutes, as amended.

FILED
2008 DEC 15 A 11:45
REC. CLERK OF DISTRICT COURT
GULF COUNTY, FLORIDA

ARTICLE III

Powers

The Association shall have all of the powers of a corporation not for profit existing under the laws of the State of Florida, and all the powers now or hereafter granted to condominium associations by the Condominium Act, Chapter 718, Florida Statutes, as amended, and all the powers reasonably necessary to implement the powers of the Association, which powers shall include, but are not limited to, the power:

A. To make, establish and enforce reasonable rules and regulations governing the use of the Condominium Property;

B. To make and collect assessments against Owners of Condominium Parcels to provide the funds to pay for Common Expenses as provided for in the condominium documents and the Condominium Act, and to use and expend the proceeds of assessments in the exercise of the powers and duties of the Association;

C. To maintain, repair, replace and operate those portions of the Condominium Property that the Association has the duty or right to maintain, repair, replace and operate under and subject to the condominium documents and the Condominium Act;

D. To contract for the management and maintenance of the Condominium Property and to authorize a management agent to assist the Association in carrying out its powers and duties by performing such functions as the submission of proposals, collection of assessments, preparation of records, enforcement of rules and maintenance, repair and replacement of the Common Elements with funds which shall be made available by the Association for such purposes. The Association and its officers shall, however, retain at all times the powers and duties granted by the condominium documents and the Condominium Act, including, but not limited to, the making of assessments, promulgation of rules and execution of contracts on behalf of the association;

E. To employ personnel to perform the services required for property operation of the Condominium;

F. To purchase insurance upon the Condominium Property for the protection of the Association and its members pursuant and subject to the Condominium Act;

G. To reconstruct improvements constructed on the real property submitted to Condominium Ownership after casualty or other loss;

H. To make additional improvements on and to the Condominium Property;

I. To enforce by legal action the provisions of the condominium documents;

J. To acquire by purchase or otherwise Condominium Parcels in Town Centre South Condominium, a Condominium.

ARTICLE IV

Members

1. **Members:**

A. The members of the Association shall consist of unit owners owning a vested present interest in the fee title to any Condominium Parcel forming a part of Town Centre South Condominium, a Condominium, which interest is evidenced by duly recorded instrument in the Official Records of Gulf County, Florida, and after the termination of the Condominium shall consist of those persons who are members at the time of such termination.

B. The first Board of Directors named in these Articles of Incorporation shall also be members of the Association until the first annual meeting of unit owners. In the event any Director named in these Articles of Incorporation should for any reason be unwilling or unable to be an active member of the Association, the remaining Directors shall select a successor member to serve in his place and stead, in accordance with the provisions of the By-Laws of the Association.

2. **Voting Members:**

Each Condominium Parcel shall be entitled to one (1) vote, which vote shall be exercised by the Unit Owner designated by the Owner or Owners of a majority interest in a single Condominium Parcel to cast the vote appurtenant to the Condominium Parcel. The designation of voting members shall be perfected in the manner provided in the Declaration of Condominium.

3. **Assignment:**

A. Neither the share of a member in the funds and assets of the Association, nor membership in this Association may be assigned, hypothecated or transferred in any manner except as an appurtenance to a Condominium Parcel.

B. The members of the Association shall be subject to all of the terms, conditions, restrictions and covenants contained in the Condominium Documents.

ARTICLE V

Term

This corporation shall exist perpetually.

ARTICLE VI

Subscribers

The names and residence of the incorporator to these Articles of Incorporation are as follows:

Morris Palmer	125 Cabell Drive Port St. Joe, Florida 32456
---------------	---

ARTICLE VII

Board of Directors

The business of the corporation shall be conducted by a Board of Directors consisting of not less than three (3) directors. The Board of Directors shall be elected annually by the members of the Association entitled to vote. The names and addresses of the first Board of Directors who shall hold office until their successors are elected and have qualified are as follows:

Morris Palmer	P. O. Box 159 Port St. Joe, FL 32457-0159
Olivier Ducimetiere-Monod	P. O. Box 250 Apalachicola, FL 32329-0250
Teresa A. Palmer	P. O. Box 159 Port St. Joe, FL 32457-0159

ARTICLE VIII

Officers

The affairs of the Association shall be managed by a President, Vice President, Secretary and Treasurer. The officers of the Association shall be elected annually by the Board of Directors of the Association, in accordance with the provisions of the By-Laws of the Association. The names and addresses of the officers who are to serve until the first election of officers are:

President	Morris Palmer P. O. Box 159 Port St. Joe, FL 32457-0159
Vice President	Olivier Ducimetiere-Monod P. O. Box 250 Apalachicola, FL 32329-0250
Secretary	Teresa A. Palmer P. O. Box 159 Port St. Joe, FL 32457-0159
Treasurer	Teresa A. Palmer P. O. Box 159 Port St. Joe, FL 32457-0159

ARTICLE IX

Indemnification

Every director and every officer of the Association will 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 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, or any settlement thereof, whether or not he is a director or officer at the time such expenses are incurred, except in such cases wherein the director or officer is adjudged guilty of willful misfeasance or malfeasance in the performance of his duties; provided, however, that in the event of a settlement, the indemnification herein shall apply only when the Board of Directors approves such settlement and reimbursement as being for the best interest of the Association. 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 X

Amendment of Articles

These Articles may be amended by an affirmative vote of two-thirds (2/3) of the Voting Members of the Association, unless otherwise provided herein.

ARTICLE XI

By-Laws

The Association shall adopt By-Laws governing the conduct of the affairs of the Association. The Association shall have the right to alter, amend or rescind the By-Laws in accordance with the By-Laws and Chapters 607, 617 and 718, Florida Statutes, as amended.

ARTICLE XII

Principal Place of Business

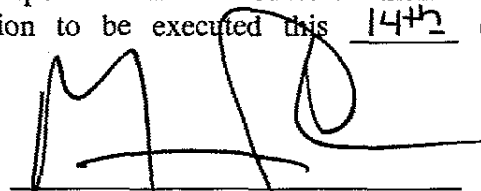
The principal place of business of this corporation shall be located at 125 Cabell Drive, Port St. Joe, Florida 32456, or at such other place or places as may be designated from time to time by the Board of Directors.

ARTICLE XIII

Resident Agent

Morris Palmer, of 125 Cabell Drive, Port St. Joe, Florida 32456, is appointed Resident Agent for service of process of this corporation, subject to the right of this corporation to change the Resident Agent in the manner provided by the laws of the State of Florida.

IN WITNESS WHEREOF, the incorporators have hereunto set their hands and seals and caused these Articles of Incorporation to be executed this 14th day of December, 2006.



Morris Palmer

STATE OF FLORIDA
COUNTY OF LEON

The foregoing instrument was acknowledged before me this 14th day of Dec., 2006,
by Morris Palmer, who

- ☒ is personally known to me, or
☐ has produced _____ as identification.

Charlene M. Sciame
Notary Public

NOTARY PUBLIC **Charlene M. Sciame**
Commission # DD441159
Expires September 4, 2009
STATE OF FLORIDA Bonded Troy Firm - Insurance Inc. 800-385-7019

Print or Type Name
NOTARY PUBLIC
My Commission Expires:

ACCEPTANCE BY REGISTERED AGENT

Morris Palmer, having been named as the registered agent in the foregoing Articles of Incorporation of Town Centre South Condominium Association, Inc., to accept service of process for the corporation at 125 Cabell Drive, Port St. Joe, Florida 32456, hereby agrees to act as the registered agent and comply with the laws of the State of Florida relative to such position.

M P
Morris Palmer

FILED
2006 DEC 15 A 11:45
SECRETARY OF STATE
TALLAHASSEE, FLORIDA