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CORPORATION NAME (S) AND DOCUMENT NUMBER (S):

Compass Landing Homeowners' Association, Inc.

Filing Evidence

- ☐ Plain/Confirmation Copy
- ☒ Certified Copy

Retrieval Request

- ☐ Photocopy
- ☐ Certified Copy

Type of Document

- ☐ Certificate of Status
- ☐ Certificate of Good Standing
- ☐ Articles Only
- ☐ All Charter Documents to Include Articles & Amendments
- ☐ Fictitious Name Certificate
- ☐ Other

NEW FILINGS	
	Profit
X	Non Profit
	Limited Liability
	Domestication
	Other

AMENDMENTS	
	Amendment
	Resignation of RA Officer/Director
	Change of Registered Agent
	Dissolution/Withdrawal
	Merger

OTHER FILINGS	
	Annual Reports
	Fictitious Name
	Name Reservation
	Reinstatement

REGISTRATION/QUALIFICATION	
	Foreign
	Limited Liability
	Reinstatement
	Trademark
	Other

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TALLAHASSEE, FLORIDA

**Articles of Incorporation
of
COMPASS LANDING HOMEOWNERS' ASSOCIATION, INC.
A Nonprofit Corporation**

I, the undersigned, a natural person of legal age, of the State of Florida, acting as **incorporator** of a corporation under Chapter 617 of the Florida Statutes, hereby adopt the following **articles of incorporation**:

Article I.

The name of the corporation is *COMPASS LANDING HOMEOWNERS' ASSOCIATION, INC.* (hereinafter the "**Association**").

Article II.

The **Association** is a nonprofit corporation.

Article III.

The period of its duration is perpetual.

Article IV.

The **Association** is formed for the primary purpose of providing for the maintenance, preservation, and architectural control of the residence lots and common area within a certain tract of real property described as follows:

Lot 1, Block 4, fronting 85 West on Grand Avenue and running East to the waters of Compass Lake, 200 feet, more or less, according to William Jerkins plat of the Town of Compass Lake, Florida. The above described lot being a part of the Southeast Quarter of the Southwest Quarter of Section 1, Township 2 North, Range 12 West.

A strip 20 feet wide of the North side of Lot 4, BLOCK 4, GENERAL SURVEY, TOWN OF COMPASS LAKE, FLORIDA;

ALSO LOT 3, BLOCK 4, IN THE TOWN OF COMPASS LAKE, FLORIDA, FRONTING 85 FEET ON GRAND AVENUE AND RUNNING WEST 200 FEET, ACCORDING TO THE SURVEY OF WILLIAM JERKINS ; ALSO A TRACT OF LAND DESCRIBED AS FOLLOWS TO WIT: BEGINNING AT THE NORTHWEST CORNER OF LOT 3 IN BLOCK 4 IN THE TOWN OF COMPASS LAKE, FLORIDA, AND RUNNING THENCE WEST 270 FEET; THENCE SOUTH 170 FEET; THENCE EAST TO SOUTHWEST OF LOT 4; THENCE NORTH 170 FEET TO A POINT OF BEGINNING. ALL OF THE ABOVE BEING A PART OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 2 NORTH, RANGE 12 WEST.

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and to promote the health, safety, and welfare of the residents within the above-described **property** (hereinafter the "Property") and such additions thereto as may hereafter be brought within the jurisdiction of the **Association** for such purpose.

In furtherance of such purposes, the **Association** will have the power to:

(a) perform all of the duties and obligations of the **Association** as set forth in a certain Declaration of Covenants, Conditions, and Restrictions (the "Declaration") applicable to the **Property** and *to be* recorded in the public records of *Jackson County, Florida*;

(b) affix, levy, and collect all charges and assessments pursuant to the terms of the Declaration, and enforce payment thereof by any lawful means; and 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 on the property of the Association;

(c) acquire (by gift, purchase, or otherwise), own, hold, improve, build on, operate, maintain, convey, sell, lease, transfer, dedicate to public use, or otherwise dispose of real and personal property in connection with the affairs of the Association;

(d) borrow money and, subject to the consent by vote or written instrument of *two-thirds* the members, mortgage, pledge, convey by deed of 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 areas to any municipality, public agency, authority, or utility for such purposes and subject to such conditions as may be agreed on by the members. No such dedication or transfer will be effective unless an instrument has been signed by *two-thirds* of the members, agreeing to such dedication, sale, or transfer;

(f) participate in mergers and consolidations with other nonprofit corporations organized for the same purposes, or annex additional residential property and common areas, provided that any merger, consolidation, or annexation must have the consent by vote or written instrument of *two-thirds* of the members; and

(g) have and exercise all powers, rights and privileges that a corporation organized under Chapter 617 of the Florida Statutes by law may now or hereafter have or exercise.

The Association is organized and will be operated exclusively for the above purposes. The activities of the Association will be financed by assessments on members as provided in the Declaration, and no part of any net earnings will inure to the benefit of any member.

Article V.

The street address of the initial registered office of the Association is *433 Bay Shore Drive, Panama City, Beach, Florida 32407*, and the name of its initial registered agent at that address is *Michael H. Meints*.

Article VI.

Every person or entity who/which is a record owner of a fee or undivided fee interest in any lot which is subject by covenants of record to assessments by the Association, including contract sellers, but excluding persons holding title merely as security for performance of an obligation, will be a member of the Association. Membership will be appurtenant to and may not be separated from ownership of a lot which is subject to assessment by the Association.

Article VII.

The Association will have two classes of voting members, which are defined as follows:

Class A. Class A members will include all owners with the exception of the declarant, as that term is defined in the Declaration. Class A members will be entitled to one vote for each lot owned. When more than one person holds an interest in any lot, all of those persons will be members. The vote for such lot will be exercised as such members determine among themselves, but in no event will more than one vote be cast with respect to any lot owned by Class A members.

Class B. The Class B member will be the declarant, as that term is defined in the Declaration. The declarant will be entitled to *one* vote for each lot owned. The Class B membership will cease and be converted to Class A membership as provided in the Declaration.

Article VIII.

The number of directors constituting the initial board of directors of the **Association** is *one*, and the name and address of the person who is to serve as the initial director is:

Michael H. Meints

433 Bay Shore Drive
Panama City Beach, FL 32407

Article IX.

On dissolution, the assets of the **Association** will be distributed to an appropriate public agency to be used for purposes similar to those for which the **Association** was created. In the event such distribution is refused acceptance, such assets will be granted, conveyed, and assigned to any nonprofit corporation, **Association**, trust, or other organization organized and operated for such similar purposes.

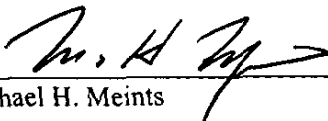
Article X.

The name and street address of the **incorporator** is:

Michael H. Meints

433 Bay Shore Drive
Panama City Beach, FL 32407

Executed at Marianna, Jackson County, Florida, on this the
21st day of December, 2006.



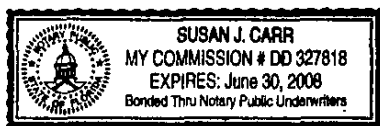
Michael H. Meints

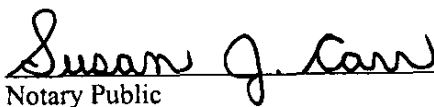
State of Florida

County of Jackson

I, the undersigned notary public, certify that on the 21st day of December, 2006, MICHAEL H. MEINTS, being first duly sworn, personally appeared before me and declared that he is the person who signed the foregoing document as incorporator, and that the statements contained therein are true.

In witness, I have set my hand and on the date first above-written.





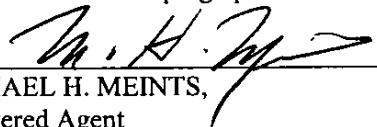
Notary Public
State of Florida at Large
Commission Number:
Commission Expires:

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 COMPASS LANDING HOMEOWNERS' ASSOCIATION, INC., desiring to organize under the laws of the State of Florida, with its principal office as indicated in the Articles of Incorporation, and its registered office in the City of Panama City Beach, Bay County, Florida, has named Michael H. Meints, whose address is 433 Bay Shore Drive, Panama City Beach, Florida 32407, as its agent to accept service of process within this State.

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



MICHAEL H. MEINTS,
Registered Agent

THIS INSTRUMENT PREPARED BY:
Frank E. Bondurant
Florida Bar Number: 0520330
BONDURANT AND FUQUA, P.A.
4450 Lafayette Street
Post Office Box 1508
Marianna, Florida 32447
(850) 526-2263

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