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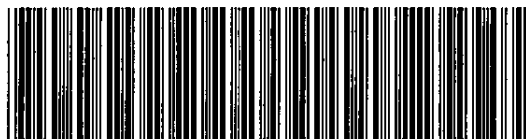
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SECRETARY OF STATE
TALLAHASSEE, FLORIDA

T. Burch, JAN 8 2008

MICHAEL J. McDERMOTT, P.A.

Attorneys At Law

791 WEST LUMSDEN ROAD • BRANDON, FLORIDA 33511

MICHAEL J. McDERMOTT
RICKY L. THACKER

TELEPHONE (813) 684-3131
FACSIMILE (813) 654-0052

December 20, 2007

Department of State
Division of Corporations
Corporate Filings
P.O. Box 6327
Tallahassee, Florida 32314

Re: Article of Incorporation
Coquina Beach Homeowners Association, Inc.
(a not for profit corporation)
Our File No.: 05-0183

To Whom It May Concern:

Enclosed herewith please find the following:

1. Original Articles of Incorporation in regard to the above-referenced not for profit corporation.
2. Copy for certification.
3. A check in the amount of \$87.50 payable to the Department of State is enclosed. This check includes: 8.75 for a Certificate of Status; \$8.75 for a Certified Copy; \$35.00 for the filing fee; and \$35.00 for the designation of Registered Agent.

Please file the enclosed Articles of Incorporation and return to me a certified copy of same.

Should you have any questions, please do not hesitate to call.

Sincerely,

Michael J. McDermott, Esquire

MJM\jwj
Enclosures

j\data\2005\05-0183\Secretary of State-New corp



FLORIDA DEPARTMENT OF STATE
Division of Corporations

December 26, 2007

MICHAEL J. MCDERMOTT, P.A.
791 WEST LUMSDEN ROAD
BRANDON, FL 33511

SUBJECT: COQUINA BEACH HOMEOWNERS ASSOCIATION, INC.
Ref. Number: W07000061937

We have received your document for COQUINA BEACH HOMEOWNERS ASSOCIATION, INC. and your check(s) totaling \$87.50. However, the enclosed document has not been filed and is being returned for the following correction(s):

The registered agent must sign accepting the designation.

The document must contain written acceptance by the registered agent, (i.e. "I, the undersigned, hereby am familiar with and accept the duties and responsibilities as Registered Agent.")

An effective date may be added to the Articles of Incorporation if a 2008 date is needed, otherwise the date of receipt will be the file date. A separate article must be added to the Articles of Incorporation for the effective date.

Please return the corrected 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) 245-6928.

Tim Burch
Regulatory Specialist II
New Filing Section

Letter Number: 207A00071533

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2008 JAN -7 PM 4: 25

SECRETARY OF STATE
TALLAHASSEE, FLORIDA

ARTICLES OF INCORPORATION
of
**COQUINA BEACH
HOMEOWNERS ASSOCIATION, INC.**
(a not for profit corporation)

In compliance with the requirements of Chapter 720 Florida Statutes, the undersigned, being a resident of the State of Florida who is of full age certifies:

ARTICLE I
Corporate Name

The name of the corporation is COQUINA BEACH HOMEOWNERS ASSOCIATION, INC. referred to below as the "association."

ARTICLE II
Corporation Not For Profit

Association is incorporated as a corporation not for profit under the provisions of the laws of the State of Florida.

ARTICLE III
Principal Place of Business

The initial mailing address of association shall be 1941 Michigan Avenue Cocoa, Florida 32922. The principal office of association shall be located at the mailing address or at any other place as may be subsequently designated by the board of directors of association.

ARTICLE IV
Registered Agent

The name and address of the initial registered agent is MICHAEL J. McDERMOTT, P.A., whose address is 791 West Lumsden Road, Brandon, Hillsborough County, Florida 33511, and who is appointed the initial registered agent of association and who is authorized to accept service of process within this State.

ARTICLE V
Purpose and Powers of the Association

Association is not formed for pecuniary gain or profit, direct or indirect, to itself or to its members, directors or officers. The specific purposes for which it is formed are defined in the Coquina Beach Subdivision Declaration of Covenants, Conditions and Restrictions (referred to below as the "declaration") to implement the provisions of the declaration and subsequent addenda, and from time to time amend the declaration to

further the purposes of association. The declaration pertains to the lands referenced in the declaration situated in Sarasota County, Florida.

In addition, it shall be a further purpose and association shall have the power to promote the health, safety, common good, general convenience and social welfare of the residents within the above described property and any additions to it as may be brought within the jurisdiction of this association for this purpose. The developer, Longboat Key Land Company, Inc., shall maintain control of the homeowners association until such a time as turnover occurs as provided in the Declaration.

Association shall have the following powers:

(a) To exercise all of the common law and statutory powers of a corporation not for profit organized under the laws of the State of Florida that are not in conflict with the terms of the declaration, these articles or the bylaws of association.

(b) To exercise all of the powers and privileges and to perform all of the duties and obligations of association as set forth in the declaration applicable to the property and recorded in the Public Records of Sarasota County, Florida, and as may be amended from time to time, the declaration being incorporated by reference as if set forth in its entirety.

(c) To 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 and all other expenses incident to the conduct of the business of association, including but not limited to all licenses, taxes or governmental charges levied or imposed against the property of association.

(d) To manage, operate, maintain and repair all of the common facilities of the Association including but not limited to an entrance sign, storm water retention easements, and other facilities enjoyed in common by the owners of lots within the Coquina Beach Subdivision, as well as powers as set forth in the declaration referenced here.

(e) To purchase insurance on the property of association and insurance for the protection of association and its members.

(f) To reconstruct improvements after casualty and make further improvements on the property.

(g) To carry out and to enforce by legal means the provisions of the declaration, and the articles of incorporation and bylaws of association, and the rules and regulations adopted pursuant to it.

(h) To employ personnel to perform the services required for proper operation of association.

(i) To acquire (by gift, purchase, or otherwise), own, hold, improve, build on, operate, maintain, convey, sell, lease, transfer, dedicate for public use or otherwise dispose of real or personal property in connection with the affairs of association.

(j) To borrow money, and with the assent of two-thirds (2/3) of each class of 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.

(k) To operate and maintain the surface water management system facilities, 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.

(l) To contract for services to provide for operation and maintenance of the surface water management system facilities if the association contemplates employing a maintenance company.

(m) To require all the lot owners, parcel owners, or unit owners to be members.

ARTICLE VI

Membership

Section 1. Membership Generally: No person except an owner of a lot or lots, or the developer as referenced in the declaration, is entitled to membership in association. The duration of membership and the rights and obligations associated with membership shall be in accordance with the terms in the declaration.

ARTICLE VII

Voting Rights

Section 1. Voting Rights Generally. Voting rights for both classes of voting members shall be in accordance with the terms of the Declaration.

ARTICLE VIII

Board Of Directors

Section 1. Number of Directors: The affairs of association shall be managed and governed by a board of directors consisting of at least three (3) directors, who need not be members of association. The number of directors may be changed by amendment of the bylaws of association. The names and addresses of the persons who are to act in the capacity of directors until the selection of their successors are:

<u>Name</u>	<u>Address</u>
William J. Bubbers	1941 Michigan Avenue, Cocoa, FL 32922
Charles D. Drawdy	15430 Boyette Rd., Riverview, FL 33569
Nancy Drawdy	15430 Boyette Rd., Riverview, FL 33569

Section 2. Attendance of Meetings: Action By Directors Without A Meeting: Members of the board of directors may participate in a meeting of the board by means of a conference telephone or similar means of communication whereby all persons participating in the meeting may hear one another. Participation by these means shall be considered the equivalent of being present, in person, at the meeting. Action by the board may be taken without a meeting if a consent in writing, setting forth the action to be taken, is signed by all of the directors and filed in the minutes of the proceedings of the board. The consent shall have the same effect as a unanimous vote.

ARTICLE IX

Officers

The affairs of association shall be administered by a president, a vice president, a secretary and a treasurer and any other officers as may be designated from time to time by the directors. The officers shall be elected or designated by the board of directors at its initial meeting and at the first meeting following the annual meeting of the members of association.

ARTICLE X

Indemnification

Every director and every officer of association, and every member of association serving association at its request, shall be indemnified by association against all expenses and liabilities, including attorneys fees, reasonably incurred by or imposed on the person in connection with any proceeding or any settlement of any proceeding to which he or she may be a party or in which he or she may become involved by reason of his or her being or having been a director or officer of association, or by reason of him or her having served association at its request, whether or not he or she is a director or officer or member serving association at the time the expenses or liabilities are incurred, except when the director, officer or member serving association is adjudged guilty of willful misfeasance or malfeasance in the performance of his or her duties; provided that in the event of a settlement before entry of judgment, the indemnification shall apply only when the board of directors approve the settlement and reimbursement as being in the best interest of association. This right of indemnification shall be in addition to and not exclusive of all other rights to which the director, officer or member serving association may be entitled.

ARTICLE XI

By-Laws

Association may be dissolved on written consent signed by members holding not less than ninety (90%) percent of the total number of votes of each class of members. On dissolution of association, other than incident to a merger or consolidation, the assets of 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 the dedication is refused acceptance, the assets shall be granted, conveyed and assigned to any

nonprofit corporation, association, trust or organization to be devoted to any similar purposes.

ARTICLE XII

Term

The term of association shall be perpetual or until such a time as the not- for-profit corporation is dissolved pursuant to Article XI. If the association is dissolved, the control or right of access to the property containing the surface water management system facilities shall be conveyed or dedicated to an appropriate governmental unit or public utility and that if not accepted, then the surface water management system facilities shall be conveyed to a non-profit corporation similar to the association.

ARTICLE XIII

Amendments

Amendments to the articles of incorporation shall be proposed and adopted in the following manner:

Section 1. Notice: Notice of the subject matter of a proposed amendment shall be included in the notice of any meeting at which a proposed amendment is to be considered.

Section 2. Vote: A resolution for the adoption of an amendment may be proposed by either the board of directors or by the members of association. Directors and members not present in person or by proxy at the meeting considering the amendment may express their approval in writing, providing that the approval is delivered to the secretary at or prior to the meeting. Except as elsewhere provided, the resolutions must be adopted by not less than two-thirds (2/3) of the votes of the entire membership of association.

Section 3. Limit on amendments: No amendment shall make any changes in the qualifications for membership, nor in the voting rights of members, without approval in writing by all members.

Section 4. Certification: A copy of each amendment shall be certified by the secretary of state.

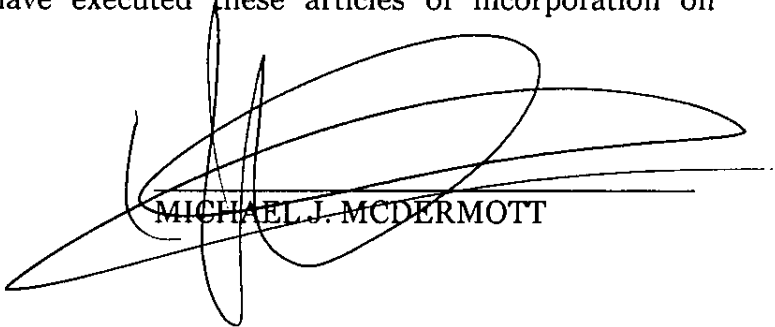
ARTICLE XIV

Incorporator

The name and address of the incorporator of these articles of incorporation is as follows:

Michael J. McDermott, Esquire
791 West Lumsden Road, Brandon, Florida 33511

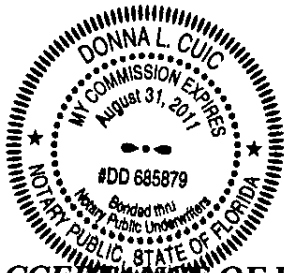
In witness of the above, for the purpose of forming this corporation under the laws of the State of Florida, I have executed these articles of incorporation on January 2, 2008.

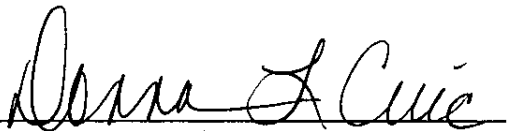

MICHAEL J. MCDERMOTT

State of Florida
County of Hillsborough }

BEFORE ME, the undersigned authority, personally appeared Michael J. McDermott, who after being duly sworn, acknowledges that he executed the above Articles of Incorporation for the purposes expressed in them on January 2, ~~2007~~ 2008.

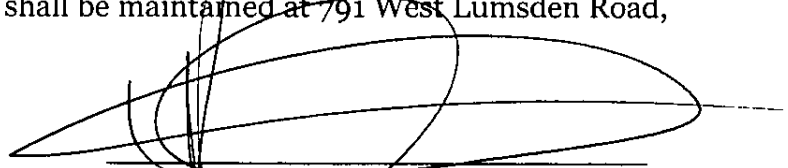
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NOTARY PUBLIC--STATE OF FLORIDA:
My Commission Expires: _____

ACCEPTANCE OF DESIGNATION AS REGISTERED AGENT

THIS IS TO CERTIFY that I, MICHAEL J. MCDERMOTT, ESQUIRE, do hereby acknowledge that I am familiar with and accept the duties, responsibilities and designation as Registered Agent for COQUINA BEACH HOMEOWNERS ASSOCIATION, INC. Further, that the registered office of COQUINA BEACH HOMEOWNERS ASSOCIATION, INC., shall be maintained at 791 West Lumsden Road, Brandon, Florida 33511.


MICHAEL J. MCDERMOTT, ESQUIRE
As Registered Agent for
COQUINA BEACH HOMEOWNERS
ASSOCIATION, INC.
791 West Lumsden Road
Brandon, Florida 33511