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FLORIDA PROFIT/NON PROFIT CORPORATION

Buena Vista at Seacrest Homeowners Association, Inc.

EP 1/16/09

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H09000010222 3

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**ARTICLES OF INCORPORATION
OF
BUENA VISTA AT SEACREST HOMEOWNERS ASSOCIATION, INC.**

ARTICLE I - NAME AND PRINCIPAL PLACE OF BUSINESS

The name of this corporation is BUENA VISTA AT SEACREST HOMEOWNERS ASSOCIATION, INC., hereinafter called "Association," and its principal place of business initially will be 15525 Poole Street, Gulfport, Mississippi 39503.

ARTICLE II - PURPOSE

This corporation is organized as a corporation not-for-profit for the purpose of providing an entity pursuant to Section 718.111, Florida Statutes, for the operation of BUENA VISTA AT SEACREST, a condominium located in Walton County, Florida. Membership in the Association shall be restricted to all of the record owners of the units in Buena Vista at Seacrest Beach. Purchasers shall become members of the association automatically upon the completion of closing of the purchase of a condominium unit in Buena Vista at Seacrest Beach. Further, the Association shall operate and maintain any stormwater management system and any stormwater discharge facility exempted or permitted by the Florida Department of Environmental Regulation or other state agency on the property of the Association, and shall have all powers necessary to establish rules and regulations, assess members, and contract for services for the maintenance and operation thereof.

ARTICLE III - TERM

The term of the Association shall be the life of the condominium, unless the Association is terminated by the termination of the condominium in accordance with the provisions of the Declaration. Upon any such termination, any stormwater management system or discharge facility for which the Association is responsible shall be maintained by local government units, including Walton County or any municipality, a municipal service taxing unit, an active water control district, a drainage district created by special act, a community development district created under Chapter 190, Florida Statutes, a special assessment district created under Chapter 170, Florida Statutes, a state or federal agency, any duly constituted communication, water, sewer, electrical or other public utility, or any entity acceptable to the Department of Environmental Regulation or its successor under its rules and regulations.

ARTICLE IV - SUBSCRIBER

The name and address of the subscriber of these Articles of Incorporation is as follows:

Mary K. Kraemer, 4475 Legendary Drive, Destin, Florida 32541

ARTICLE V - DIRECTORS

The affairs of the Association will be managed by a Board consisting of the number of directors as shall be determined by the Bylaws, but not less than three directors and in the absence of such determination shall consist of three directors.

Directors of the Association shall be elected at the annual meeting of the members in the manner determined by the Bylaws. Directors may be removed and vacancies of the Board of Directors shall be filled in the manner provided in the Bylaws.

When unit owners other than the developer own fifteen percent (15%) or more of the units within the condominium, the unit owners other than the developer shall be entitled to elect not less than one-third (1/3) of the members of the Board of Directors of the Association. Unit owners other than the developer shall be entitled to elect not less than a majority of the members of the Board of Directors of the Association three (3) years after sales by the developer have been closed on fifty percent (50%) of the units within the condominium, within three (3) months

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OPER ON COUNTY ARTICLE IX - RESIDENT AGENT

The Association has named Mary K. Kraemer, whose address is 4475 Legendary Drive, Destin, Florida 32541, as its resident agent to accept service of process within the State.

IN WITNESS WHEREOF, the subscriber has hereunto, affixed her signature this 14th day of January, 2009.

Mary K. Kraemer
MARY K. KRAEMER

STATE OF FLORIDA
COUNTY OF OKALOOSA

The foregoing instrument was acknowledged before me this 14th day of January, 2009, by Mary K. Kraemer. Such person did not take an oath and:
(Notary must check applicable box)

- ☒ is personally known to me.
☐ produced a current Florida driver's license as identification.
☐ produced _____ as identification.
(Notary Seal must be affixed)



Michele M. Bryant
Signature of Notary
MICHELE M. BRYANT

Name of Notary (Typed, Printed or Stamped)
Commission Number (if not legible on seal):
My Commission Expires (if not legible on seal):

OATH OF RESIDENT AGENT

I, Mary K. Kraemer, having been named to accept service of process for BUENA VISTA AT SEACREST HOMEOWNERS ASSOCIATION, INC., at 4475 Legendary Drive, Destin, Florida 32541 hereby accept to act in this capacity and agree to comply with the provisions of said act relative to keeping open said office.

Mary K. Kraemer
MARY K. KRAEMER

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