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PALM VILLAGE CONDOMINIUMS OWNERS ASSOCIATION, INC.

EP 5/14/09

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ARTICLES OF INCORPORATION

OF

PALM VILLAGE CONDOMINIUMS OWNERS ASSOCIATION, INC.

ARTICLE I. NAME AND ADDRESS

The name of this corporation is PALM VILLAGE CONDOMINIUMS OWNERS ASSOCIATION, INC., hereinafter referred to as "association". The mailing address of the association shall be 171 Bay Magnolia Lane, Santa Rosa Beach, FL 32459.

ARTICLE II. PURPOSE

This corporation is organized for the purpose of providing an entity pursuant to Section 718.111 Florida Statutes, for the operation of PALM VILLAGE CONDOMINIUMS, located at 122 Patrick Drive, Fort Walton Beach, Okaloosa County, Florida 32548, in accordance with the provisions of the Declaration, including, but not limited to, the responsibility to operate and maintain the storm water management system, the storm water drainage facility as exempted or permitted, and to otherwise fulfill the responsibilities of the Association to Okaloosa County and the State of Florida as it may relate to the drainage and storm water management and landscaping, and further including the assessment and collection of fees to all owners within the association to maintain same, as well as any other common elements.

In addition to those matters set forth above, the Association is hereby granted the powers to do the following:

- (a) operate and maintain the stormwater management system and the stormwater discharge facility as exempted or permitted by the Florida Department of Environmental Protection, or its successors;
- (b) establish rules and regulations;
- (c) assess members
- (d) contract for services and/or provide the services for operation and maintenance
- (e) if the Association shall become dissolved, the stormwater management system and discharge facility shall be maintained by Okaloosa County, Florida.

Each unit owner at PALM VILLAGE CONDOMINIUMS shall be a member of the Association, in accordance with the provisions of Article V of the Declaration of Condominium for PALM VILLAGE CONDOMINIUMS.

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.

ARTICLE IV. SUBSCRIBERS

The names and addresses of the subscribers of these Articles of Incorporation are as follows:

Carter W. Johnson	John W. Bonner
171 Bay Magnolia Lane	110 Habersham Dr, Suite 122
Santa Rosa Beach, FL 32459	Fayetteville GA 30214

Jonah Bonner
110 Habersham Drive, Suite 122
Fayetteville, GA 30214

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ARTICLE V. DIRECTORS

1. 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 (3) directors nor more than seven (7) directors.

2. 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 Administration shall be filled in the manner provided in the Bylaws.

3. When unit owners other than the developer own fifteen percent (15%) or more of the units within the condominium that will be operated ultimately by the Association, the unit owners, other than the developer, shall be entitled to elect no less than one-third (1/3) of the directors of the Board of Administration of the Association. Unit owners, other than the developer, are entitled to elect not less than a majority of the members of the Board of Directors of the Association:

- a) three (3) years after fifty percent (50%) of the units that will be operated ultimately by the Association have been conveyed to purchasers;
- b) three (3) months after ninety percent (90%) of the units that will be operated ultimately by the Association have been conveyed to purchasers;
- c) when all the units that will be operated ultimately by the Association have been completed, some of them have been conveyed to purchasers, and none of the others are being offered for sale by the developer in the ordinary course of business;
- d) when some of the units have been conveyed to purchasers and none of the others are being constructed or offered for sale by developer in the ordinary course of business; or
- e) seven (7) years after recording of the Declaration of Condominium,

whichever occurs first.

The developer is entitled to elect at least one member of the Board of Administration of the Association as long as the developer holds for sale, in the ordinary course of business, at least five percent (5%) of the units in the condominium operated by the Association. Following the time the developer relinquishes control of the Association, the developer may exercise the right to vote any developer-owned units in the same manner as any other unit owner except for purposes of reacquiring control of the Association or selecting the majority members of the Board of Administration.

Within seventy-five (75) days after the unit owners, other than the developer, are entitled to elect a member or members of the Board of Administration of the Association, the Association shall call, and give not less than sixty (60) day's notice of an election for the members of the Board of Administration. The election shall proceed as provided in s. 718.112(2)(d). The notice may be given by any unit owner if the Association fails to do so. Upon election of the first unit owner, other than the developer, to the Board of Administration, the developer shall forward to the Division the name and mailing address of the unit owner Board member.

f) If the developer holds units for sale in the ordinary course of business, none of the following actions may be taken without approval in writing by the developer:

- 1. Assessment of the developer as a unit owner for capital improvements.
- 2. Any action taken by the association that would be detrimental to the sales of units by the developer; however, an increase in assessments for common expenses without discrimination against the developer shall not be deemed detrimental to the sales of units.

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4. The names and addresses of the members of the first Board of Administration who shall hold office until their successors are elected and have qualified, or until removed, are as follows:

Carter W. Johnson 171 Bay Magnolia Lane Santa Rosa Beach, FL 32459	John W. Bonner 110 Habersham Dr, Suite 122 Fayetteville GA 30214
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Jonah Bonner
110 Habersham Drive, Suite 122
Fayetteville, GA 30214

ARTICLE VI. OFFICERS

The affairs of the association shall be administered by the officers elected by the Board of Administration at its first meeting following the annual meeting of the members of the association, which officers shall serve at the pleasure of the Board of Administration. The names of the officers who shall serve until the Board of Administration designates their successors are as follows:

President -	Carter W. Johnson 171 Bay Magnolia Lane Santa Rosa Beach, FL 32459
Vice President -	John W. Bonner 110 Habersham Drive, Suite 122 Fayetteville, GA 30214
Secretary -	Jonah Bonner 110 Habersham Drive, Suite 122 Fayetteville, GA 30214
Treasurer -	John W. Bonner 110 Habersham Drive, Suite 122 Fayetteville, GA 30214

ARTICLE VII. BYLAWS

The first Bylaws of the association shall be adopted by the Board of Administration and may be altered, amended or rescinded in the manner provided by the Bylaws.

ARTICLE VIII. AMENDMENTS

Amendments to the Articles of Incorporation shall be proposed and adopted in the following manner:

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

2. A resolution approving a proposed amendment may be proposed by either the Board of Administration or by the members of the association. A member of the Board of Administration or a committee may submit in writing his or her agreement or disagreement with any action taken at a meeting that the member did not attend. This agreement or disagreement may not be used as a vote for or against the action taken, and may not be used for the purposes of creating a quorum. Limited proxies shall be used for votes taken to amend the articles of incorporation or bylaws, pursuant to 718.112(2)(b)(2), Florida Statutes.

3. Approval of an amendment must be by not less than sixty-six and two-thirds percent (66-2/3%) of the votes of the Board of Administration of the association or by not less than sixty-six and two-thirds percent (66-2/3%) of the votes of the entire membership of the association.

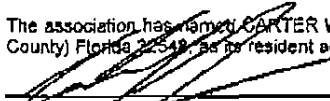
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TALLAHASSEE, FLORIDA

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4. No amendments shall make any changes in the qualification for membership or the voting rights of members.
 5. A copy of each amendment shall be certified by the Secretary of State and recorded in the Public Records of Okaloosa County, Florida.

ARTICLE IX. RESIDENT AGENT

The association has named CARTER W. JOHNSON, whose address is 171 Bay Magnolia Lane, Santa Rosa Beach, FL 32459, (Walton County) Florida 32459, as its resident agent to accept service of process within the State.

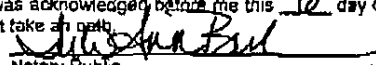

 Carter W. Johnson


 John W. Bonner


 John Bonner

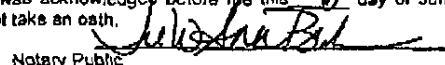
STATE OF GEORGIA
 COUNTY OF FAYETTE

The foregoing instrument was acknowledged before me this 6 day of June, AD 2009 by CARTER W. JOHNSON, who is personally known to me and he did not take an oath.


 Notary Public
 Print name: Julia Ann Bullock
 My Commission Expires March 21st 2010

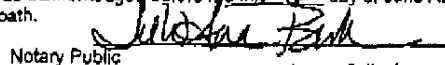
STATE OF GEORGIA
 COUNTY OF FAYETTE

The foregoing instrument was acknowledged before me this 6 day of June, AD 2009 by JOHN W. BONNER, who is personally known to me and he did not take an oath.


 Notary Public
 Print name: Julia Ann Bullock
 My Commission Expires March 21st 2010

STATE OF GEORGIA
 COUNTY OF FAYETTE

The foregoing instrument was acknowledged before me this 6 day of June AD 2009 by JONAH BONNER, who is personally known to me and he did not take an oath.


 Notary Public
 Print name: Julia Ann Bullock
 My Commission Expires March 21st 2010

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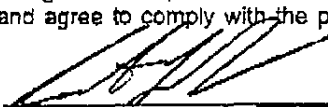
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OATH OF RESIDENT AGENT

I, Carter W. Johnson, having been named to accept service of process for PALM VILLAGE CONDOMINIUMS OWNERS ASSOCIATION, INC., at 171 Bay Magnolia Lane, Santa Rosa Beach (Walton County) Florida 32459, hereby accept to act in this capacity and agree to comply with the provisions of said act relative to keeping open said office.


Carter W. Johnson


Notary Public

Print name: Julia Ann Bullock
Notary Public, Fayette County, Georgia
My Commission Expires March 21st 2010

☒ Personally known to me
☐ Produced _____ as identification

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STATE OF FLORIDA
TALLAHASSEE, FLORIDA

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