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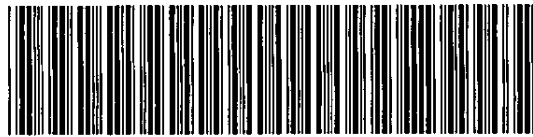
(Business Entity Name)

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09 MAY 21 AM 11:30

U.S. DEPARTMENT OF JUSTICE
DIVISION OF CORPORATIONS
TALLAHASSEE, FLORIDA

FILED

09 MAY 21 AM 11:31

SECRETARY OF STATE
TALLAHASSEE, FLORIDA

COVER LETTER

Department of State
Division of Corporations
P. O. Box 6327
Tallahassee, FL 32314

SUBJECT: Black Bear Bayou Homeowners Assoc., Inc
(PROPOSED CORPORATE NAME - MUST INCLUDE SUFFIX)

Enclosed is an original and one (1) copy of the Articles of Incorporation and a check for :

☐ \$70.00
Filing Fee

☐ \$78.75
Filing Fee &
Certificate of
Status

☐ \$78.75
Filing Fee
& Certified Copy

☒ \$87.50
Filing Fee,
Certified Copy
& Certificate

ADDITIONAL COPY REQUIRED

FROM: Jon P. Johnson
Name (Printed or typed)

PO Box 37021
Address

Tallahassee, FL, 32315
City, State & Zip

(850) 510-4568
Daytime Telephone number

jonjohn@electro-net.com
E-mail address: (to be used for future annual report notification)

NOTE: Please provide the original and one copy of the articles.

FILED

09 MAY 21 AM 11:31

SECRETARY OF STATE
TALLAHASSEE, FLORIDA

ARTICLES OF INCORPORATION
OF
BLACK BEAR BAYOU HOMEOWNERS ASSOCIATION, INC.
a corporation not for profit

In compliance with the requirement of Chapter 617, Florida Statutes, the undersigned has this day voluntarily executed for the purpose of forming a corporation not for profit and does hereby certify:

ARTICLE I
NAME

The name of the corporation is Black Bear Bayou Homeowners Association, Inc.

ARTICLE II
PRINCIPAL OFFICE

The principal place of business and the mailing address of the Association shall be; 165 Kendrick Road, Carrabelle, Florida 32322

ARTICLE III
REGISTERED AGENT

The street address of the initial registered office of the Association is 165 Kendrick Road, Carrabelle, Florida 32322 and the name of its initial registered agent at such address is; Jon P. Johnson.

ARTICLE IV
DEFINITIONS

The capitalization terms used in these Articles shall have the same definitions as are given to such terms in the Declaration of Covenants, Conditions, Restrictions and Easements for Black Bear Bayou Subdivision to be recorded in the public records in the Office of the Clerk of the Circuit Court, Franklin County, Florida. ("Declaration"). The Declaration is by this reference incorporated into and made a part of these Articles. The Declaration will encumber the Property described in the Declaration. The Declaration may be amended from time to time in accordance with its terms or for new property to be added to the Property.

ARTICLE V
PURPOSE AND POWERS OF THE ASSOCIATION

The Association does not contemplate pecuniary gain or profit to its members. The Association is formed to provide for the improvement, maintenance, preservation of the Property, and to promote the recreation, health, safety and welfare of the Owners. The Association may, unless otherwise provided by law:

(a) exercise all the powers and privileges and perform all the duties and obligations of the Association as set forth in the Declaration, as it may be amended from time to time, applicable to the Property;

(b) affix, levy, collect and enforce payment by any lawful means of all liens, charges, fines or assessments under the terms of the Declaration and the Bylaws, pay all expenses in connection therewith and pay 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 against the property of the Association, and including expenses for the maintenance, operation, and repair of the surface water or storm water management system or to discharge any duty or obligation of governmental permit;

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

(d) borrow money and 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 Property to any municipality, public agency, authority or utility for the purpose of providing and maintaining utility or cable service to the property;

(f) merge or consolidate with other nonprofit corporations organized for the same or substantially similar purposes as the Association, provided that any such merger or consolidation shall have the assent of sixty-seven percent (67%) of the members;

(g) annex additional property and Common Property provided that any such annexation shall be in accordance with the terms of the Declaration;

(h) waive minor violation (as determined by the Board of Directors) of any one or more of the provisions of the Declaration;

(i) operate, maintain and manage the Sanitary Sewer & Drain Field;

(j) have an exercise any and all powers, rights, and privileges that a corporation organized under the laws of Florida applicable to corporations not for profit may now or hereafter have or exercise.

ARTICLE VI
BOARD OF DIRECTORS

The affairs of the Association shall be managed by a Board of Directors who need not be members. The initial number of Directors shall be one (1). The names and addresses of the person who are to act in the capacity of director until the selection of their successor is:

Jon P. Johnson
165 Kendrick Road
Carrabelle, Florida 32322

The number of the members of the Board and the method of the election of the directors shall be as stated in the By-Laws.

ARTICLE VII
INDEMNIFICATION

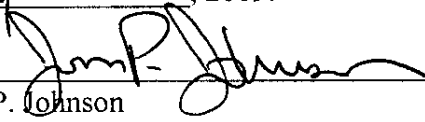
Every director and every officer of the Association serving the Association at its request, shall be indemnified by the Association against all claims, damages, expenses, and liabilities, including attorneys fees, reasonably incurred by or imposed on the person in connection with any proceeding or any settlement of any proceeding to which the officer or director may be a party or in which the officer or director may become involved by reason of being, or having been, a director or officer of the Association, or by reason of having served the Association at its request, whether or not he or she continues to serve as a director or officer or member serving the Association at the time the claims, damages, expenses or liabilities are incurred, except when the director, officer or member serving the 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 the 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 the Association may be entitled.

ARTICLE VIII
INITIAL INCORPORATORS

The name and address of the incorporator is:

Jon P. Johnson
165 Kendrick Road
Carrabelle, Florida 32322

IN WITNESS WHEREOF, for the purpose of forming this corporation under the laws of Florida, the undersigned, constituting the incorporator of this Association, has executed these Articles of Incorporation the 18 day of May, 2009.

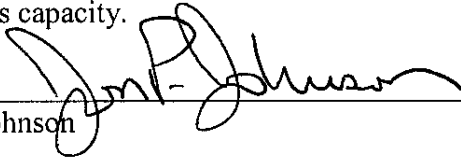


Jon P. Johnson

Having been named as registered agent to accept service of process for the above stated corporation as the place designated in this certificate, I am familiar with and accept the appointment of registered agent and agree to act in this capacity.

May 18, 2009

Date



Jon P. Johnson

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SECRETARY OF STATE
TALLAHASSEE, FLORIDA