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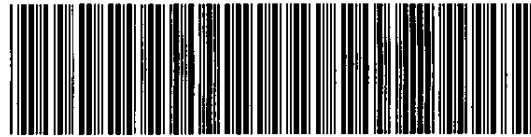
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AND  
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SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

10 JUN 23 PM 3:22

Law Offices

*Michael Wm Mead, P.A.*

24 Walter Martin Road, Suite 3  
Fort Walton Beach, Florida 32548  
Telephone: (850) 243-3135  
Facsimile: (850) 244-4849

*Michael Wm Mead*

*Michael Wm Mead, Jr.*

Please reply to:  
Post Office Drawer 1329  
Fort Walton Beach, Florida 32549-1329

June 23, 2010

Corporate Records Bureau  
Division of Corporations  
Department of State  
Post Office Box 6327  
Tallahassee, Florida 32314

**RE: BROWNSTONE MANOR HOMEOWNERS ASSOCIATION, INC.**

Gentlemen:

Enclosed please find the original and one copy each of the Articles of Incorporation and Registered Agent form for filing regarding the above-referenced not-for-profit corporation.

Also enclosed please find our check #209746 in the sum of \$78.75 representing the following:

Filing fee	\$ 35.00
Registered agent	35.00
Certified copy	<u>8.75</u>
	\$ 78.75

Please file and return a certified copy to this office at your earliest opportunity.

Thank you for your assistance and cooperation in this matter.

Sincerely,

MICHAEL Wm MEAD, P.A.

  
MICHAEL Wm MEAD

MWM:le

Enclosures: a/s

**BROWNSTONE LTR CORP FILING -LJE**

APPROVED  
AND  
FILED

10 JUN 28 PM 3: 22

SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

**ARTICLES OF INCORPORATION**  
**OF**  
**BROWNSTONE MANOR HOMEOWNERS ASSOCIATION, INC.**

In compliance with the requirements of Chapter 617 of the Florida Statutes, the undersigned have this day voluntarily associated themselves together for the purpose of forming a corporation not for profit and do hereby certify:

**ARTICLE I**

The name of the corporation is BROWNSTONE MANOR HOMEOWNERS ASSOCIATION, INC., hereinafter called "Association".

**ARTICLE II**

The principal office of the Association is located at 800 Choctaw Lane, Shalimar, Florida 32579, and the mailing address of the Association is the same as the principal office address.

**ARTICLE III**

Michael Wm Mead, whose address is 24 Walter Martin Road, Suite 201, Fort Walton Beach, Florida 32548, is hereby appointed the initial resident agent of this Association.

**ARTICLE IV**

**PURPOSE AND POWERS OF THE ASSOCIATION**

This Association does not contemplate pecuniary gain or profit to the members thereof, and the specific purposes for which it is formed are to provide for maintenance, preservation and

architectural control of the lots and common elements within that certain tract of property (hereinafter called "the Property") described as follows:

BROWNSTONE MANOR  
according to the plat thereof recorded on Plat Book 24, Page 97,  
Public Records of Okaloosa County, Florida.

and to promote the health, safety and welfare of the lots within the property for this purpose to:

(a) Exercise all of the powers and privileges and to perform all of the duties and obligations of the Association as set forth in that certain Covenants, Restrictions, Easement and Reservations for BROWNSTONE MANOR, hereinafter called the "Declaration", applicable to the property and recorded or to be recorded in the Office of the Clerk of Circuit Court of Okaloosa County, Florida, and as the same may be amended from time to time as therein provided, said Declaration being incorporated as if set forth at length;

(b) 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 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 against the property of the Association;

(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, with the assent of two-thirds (2/3) of its members, pledge, mortgage, deed in 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 area to any public agency, authority, or utility for such purposes and subject to such conditions as may be agreed to by the members. No such dedication or transfer shall be effective unless an instrument has been signed by

two-thirds (2/3) of the members, agreeing to such dedication, sale or transfer; or as provided in the Declaration,

(f) Participate in mergers and consolidations with other non-profit corporations organized for the same purposes or annex additional property and common area, provided that any such merger, consolidation or annexation, shall have the assent of two-thirds (2/3) of the members;

(g) Maintain, repair, replace, operate and manage the above described property and any improvements therein including the right to reconstruct improvements owned by the Association after casualty and to make further improvements of the property or to purchase additional property and improvements;

(h) Enter into contracts for management, insurance coverage, maintenance, leasing and to delegate all of the powers and duties of the Association except those the delegation of which may be required by the Declaration to have the approval of the Board of Directors of membership of the Association;

(i) Enforce the provisions of the proposed Declaration, these Articles of Incorporation, the By-Laws of the Association which may be hereafter adopted, and the rules and regulations governing the use of the property and the improvements thereon as same may be hereafter established;

(j) Exercise, undertake and accomplish all of the rights, duties and obligations which may be granted to or imposed upon the Association pursuant to the Declaration; and

(k) Have and to exercise any and all powers, rights and privileges which a corporation organized under Chapter 617 of the Florida Statutes regarding corporations not for profit may now or hereafter have or exercise together with all other powers reasonably necessary to effectuate the purpose of the Association as set out therein.

## **ARTICLE V**

### **MEMBERSHIP**

Every person or entity who is a record fee simple owner of a lot within BROWNSTONE MANOR shall be a member of the Association. Membership shall be appurtenant to and may not be separated from ownership of any lot. No member can assign, hypothecate or transfer in any manner, except as an appurtenance to this lot, his interest in the funds and assets of the Association. The funds and assets of the Association shall belong solely to the Association subject to the limitation that the same be expended, held or used for the benefit of the membership and for the purpose authorized herein, in the proposed Declaration, and in the By-Laws which may be hereafter adopted.

## **ARTICLE VI**

### **VOTING RIGHTS**

Members shall be entitled to one vote for each lot owned. When more than one person holds an interest in any lot, all such persons shall be members. The vote for such lot shall be exercised as they among themselves determine, but in no event shall more than one vote be cast with respect to any lot. The Declarant, as identified under the Covenants, Restrictions, Easement and Reservations for BROWNSTONE MANOR, shall reserve the right to appoint the Board of Directors so long as the Declarant holds title to any lot within the subdivision.

Voting rights of any member whose dues are not current will be suspended; reinstatement of voting privileges shall be made upon the member's dues being brought current.

## **ARTICLE VII**

### **OFFICERS**

The officers of the Association shall be a President, a Secretary/Treasurer and such other officers as may be deemed desirable or necessary by the Board of Directors. The officers of the Association shall be:

President: Robert L. Brown, Jr.  
Secretary/Treasurer: Larry Hoffman  
Vice President: John L. Brown

The officers shall be elected at each annual meeting of the Board of Directors as provided in the By-Laws.

### **ARTICLE VIII**

#### **BOARD OF DIRECTORS**

The affairs of this Association shall be managed by a board of not less than three nor more than four directors who need not be members of the Association. The number of directors may be changed by amendment of the By-Laws of the Association, but shall never be less than three. The names and addresses of the persons who are to act in the capacity of directors until the selection of their successors are:

ROBERT L. BROWN, JR.  
800 CHOCTAW LANE  
SHALIMAR, FLORIDA 32579

JOHN L. BROWN  
3177 Bay Ridge Drive  
Crestview, Florida 32539

LARRY HOFFMAN  
1517 MARIAH WAY WEST  
FORT WALTON BEACH, FLORIDA 32547

At the first annual meeting the members shall elect directors for a term of one (1) year. Should a vacancy occur prior to that time, the remaining directors may elect a person to fill the vacancy or vacancies for any unexpired term.

### **ARTICLE IX**

#### **BY-LAWS**

The Board of Directors of this Association may provide such By-Laws for the conduct of its business in the carrying out of its purpose as they may deem necessary from time to time.

The By-Laws may be amended, altered or rescinded upon the proposal of a majority of the Board of Directors and approval in person or in writing of a majority of the members of the Association present at a regular or special meeting of the members, notice of which shall state that such proposal is to be voted upon at the meeting.

#### **ARTICLE X**

##### **DURATION**

The Association shall exist perpetually.

#### **ARTICLE XI**

##### **DISSOLUTION**

The Association may be dissolved with the assent given in writing and signed by not less than two-thirds (2/3) of the members. Upon dissolution of the Association, other than incident to a merger or consolidation, the assets, both real and personal of the Association shall be dedicated to an appropriate public agency to be used for purposes similar to those of which this Association was created. In the event that such dedication is refused acceptance, such assets shall be granted, conveyed and assigned to any non-profit corporation, association, trust or other organization to be devoted to such similar purposes.

#### **ARTICLE XII**

##### **AMENDMENTS**

An amendment or amendments to these Articles of Incorporation may be proposed either by sixty percent (60%) of the entire membership or by the Board of Directors of the Association acting upon a vote of the majority of the directors. To become effective, such amendment or amendments must be approved by an affirmative vote of seventy-five percent (75%) of the entire membership cast in person or by proxy at a specially called meeting for such purpose, the notice of which shall describe the amendment or amendments being proposed.



### **ARTICLE XIII**

#### **NON-PROFIT STATUS**

No part of the income of the Association shall inure to the benefit of any individual or member, and the Association shall not carry on propaganda, or otherwise act to influence legislation.

### **ARTICLE XIV**

#### **INDEMNITY**

Every director and every other officer of the Association shall be indemnified by the Association against all expenses and liabilities, including counsel fees, reasonably incurred by or imposed upon him in connection with any proceedings to which he may be a party or in which he may be involved, by reason of his being or having been a director or officer of the Association, whether or not he is a director or officer at the time such expenses are incurred, except in such cases wherein the director or officer is adjudged guilty of willful misfeasance or misfeasance in the performance of his duties. The foregoing right of indemnification shall be in addition to and not exclusive of all other rights to which any such director or officer may be entitled.

### **ARTICLE XV**

Any indebtedness or liability, direct or contingent, must be authorized by an affirmative vote of a majority of the votes cast by the members of the Board of Directors at a lawfully held meeting. The highest amount of indebtedness or liability direct or contingent, to which this corporation may be subject at any time shall not exceed one hundred fifty percent (150%) of its income for the previous fiscal year, except that additional amounts may be authorized by an affirmative vote of two-thirds (2/3) of the members.

### **ARTICLE XVI**

#### **NOTICE AND QUORUM**

For those actions which, by the provisions of the preceding Articles, required a vote of the members, there must be a duly held meeting. Written notice, setting forth the purpose of the

meeting shall be given to all members not less than ten (10) days nor more than sixty (60) days in advance of the meeting.

The presence of members or of proxies entitled to cast fifty percent (50%) of the votes of the membership shall constitute a quorum. If the required quorum is not forthcoming at any meeting, another meeting may be called, subject to the notice requirement set forth above, and the required quorum at such subsequent meeting shall be one-half (1/2) of the required quorum of the preceding meeting. In the event that fifty percent (50%) of the members are not present in person or by proxy, the members not present may give their written assent to the action taken thereat.

#### **ARTICLE XVII**

#### **SUBSCRIBERS**

The names and addresses of the subscriber to these Articles are:

ROBERT L. BROWN, JR.  
800 CHOCTAW LANE  
SHALIMAR, FLORIDA 32579

IN WITNESS WHEREOF, for the purpose of forming this corporation under the laws of the State of Florida, we, the undersigned, constituting the subscribing incorporators of this Association have executed these Articles of Incorporation, this 16th day of April, 2010.

WITNESSES:

Donna L. Sjostrom

Donna L. Sjostrom

Robert L. Brown, Jr.

ROBERT L. BROWN, JR.

Michael Wm Mead

WITNESSES:

\_\_\_\_\_  
\_\_\_\_\_

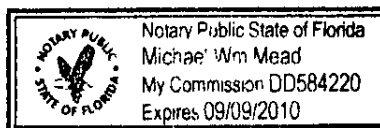
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STATE OF FLORIDA  
COUNTY OF OKALOOSA

The foregoing instrument was sworn to and subscribed before me this 16th day of April, 2010,  
by ROBERT L. BROWN, JR., who is personally known to me.

Michael Wm Mead  
Notary Public

My Commission Expires:



STATE OF FLORIDA  
DEPARTMENT OF STATE

CERTIFICATE DESIGNATING PLACE OF BUSINESS OR DOMICILE FOR THE SERVICE OF  
PROCESS WITHIN THIS STATE, NAMING AGENT UPON WHO PROCESS MAY BE SERVED.

IN PURSUANCE OF Chapter 48.091, Florida Statutes the following is submitted, in  
compliance with said Act:

**FIRST** - BROWNSTONE MANOR 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 at 800 Choctaw Lane, Shalimar, Florida 32579, has named MICHAEL Wm MEAD,  
located at 24 Walter Martin Road, Suite 201, Fort Walton Beach, Florida 32548, as its agent to accept  
service of process within this state.

**ACKNOWLEDGEMENT:**

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

WITNESSES:

Date: APRIL 16, 2010.

10 JUN 28 PM 3:26  
SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

APPROVED  
AND  
FILED

Donna L. Spooton  
Leila J. Evans

MICHAEL Wm MEAD

STATE OF FLORIDA  
COUNTY OF OKALOOSA

The foregoing instrument was sworn to and subscribed before me this 16<sup>th</sup> day of APRIL, 2010,  
by Michael Wm Mead, who is personally known to me.

Leila J. Evans  
Notary Public  
My Commission Expires:

