

P. 001 Page 1 of 1

## Florida Department of State

Division of Corporations Electronic Filing Cover Sheet

Note: Please print this page and use it as a cover sheet. Type the fax audit number (shown below) on the top and bottom of all pages of the document.

(((H12000203760 3)))



H120002037603ABCV

Note: DO NOT hit the REFRESH/RELOAD button on your browser from this page.

Doing so will generate another cover sheet.

To:

Division of Corporations

Fax Number

: (850)617-6381

RECRECEIVED AUG 1/3 2012

From:

Account Name : CLARK, PARTINGTON, HART - DESTIN

Account Number : I20000000040 Phone : (850)650-3304

Fax Number

: (850)650-3305

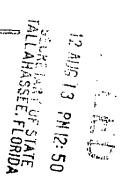
\*\*Enter the email address for this business entity to be used for future annual report mailings. Enter only one email address please.\*\*

Email Address: Scampbell @ cphlaw.com

## FLORIDA PROFIT/NON PROFIT CORPORATION

Cross Creek of Freeport Owners' Association, Inc.

Certificate of Status	1
Certified Copy	0
Page Count	03
Estimated Charge	\$78.75



Electronic Filing Menu

Corporate Filing Menu

Help

(((H120002037603)))

# ARTICLES OF INCORPORATION OF CROSS CREEK OF FREEPORT OWNERS' ASSOCIATION, INC., a Florida non-profit corporation

The undersigned incorporator by these articles associates himself for the purpose of forming a corporation not for profit under the laws of the State of Florida, and adopts the following articles of incorporation:

### ARTICLE I NAME

The name of this corporation is Cross Creek of Freeport Owners' Association, Inc. For convenience, the corporation shall be referred to in this instrument as the "association," these articles of incorporation as the "articles," and the bylaws of the association as the "bylaws."

### ARTICLE II TERM OF EXISTENCE

The Association shall have perpetual existence.

### ARTICLE III CORPORATE PURPOSE

This association is organized for the purpose of providing a non-profit entity under the Florida Statute 720.301-720.315 (2011) ("the Statute") for the operation of the association governing the Cross Creek Estates Phase 1 subdivision located in Walton County, Florida.

# ARTICLE IV PRINCIPAL OFFICE / MAILING ADDRESS

The registered office, street address and mailing address of the initial principal office of the corporation is:

66 North Holiday Road Miramar Beach, FL 32550

# ARTICLE V REGISTERED AGENT

The name and street address of the initial registered office and agent of this corporation of

Scott M. Campbell 34990 Emerald Coast Parkway, Suite 301 Destin, FL 32541

#### ARTICLE VI FIRST BOARD OF DIRECTORS AND OFFICERS

The number of persons constituting the first board of directors shall be three (3) and their names and office are as follows:

(((H120002037603)))

(((H12000203760 3)))

Rupert E. Phillips (Director/President)
Fred McLaughlin (Director/Vice President)
Joe Dobson (Director/Secretary/Treasurer

The method of election of directors is as stated in the Bylaws.

### ARTICLE VII MEMBERS

The qualification of members and the manner of their admission shall be as regulated by the Bylaws.

# ARTICLE VIII INCORPORATORS

The name and address of the incorporator signing these Articles of Incorporation is:

Joe Dobson 66 North Holiday Road Miramar Beach, FL 32550

# ARTICLE IX BYLAWS

The association shall be governed by Bylaws.

#### ARTICLE X

#### STORMWATER MANAGEMENT AND DISCHARGE FACILITY

Until such time that the City of Freeport, Florida accepts maintenance obligations, the association shall operate and maintain a stormwater management system and stormwater discharge facility as exempted or permitted by the City of Freeport, Walton County and the State of Florida. The association shall establish rules and regulations, assess members, and contract for services to provide the services for said operation and maintenance. Said operation of the stormwater management system and discharge facility shall be as follows:

Each lot within the subdivision shall be a part of the storm water management system, which requires storm water retention facilities and retention areas to be initially maintained by the association and operated in accordance with the agreements and regulations of the City of Freeport, Walton County and the State of Florida, as applicable;

Until such time that the City of Freeport accepts maintenance obligations, there shall be assessed by the Association, on each lot owner, a pro-rated monthly or quarterly basis assessment in the amount required to maintain, repair, and meet the expense and costs of the storm water retention facilities, including but not limited to, the expenses of repair, maintenance, and when necessary, the replacement of the drainage system and storm water system.

(((H12000203760 3)))

(((H12000203760 3)))

IN WITNESS WHEREOF, we have hereunto set our hands and seals and acknowledge we are filing the forgoing Articles of Incorporation under the laws of the State of Florida effective this 22 day of May, 2012.

INCORPORATOR

JØE DOBSON

### REGISTERED AGENT ACCEPTANCE

I do hereby accept the foregoing designation as registered agent of CROSS CREEK OF FREEPORT OWNERS' ASSOCIATION, INC. Further, I am familiar with and accept the duties and obligation of such designation.

SCOTT M. CAMPBELL

12 AUG 13 PHIZ: 50

(((H12000203760 3)))