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**FLORIDA PROFIT/NON PROFIT CORPORATION**  
**Cross Creek of Freeport Owners' Association, Inc.**

Certificate of Status	1
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12 AUG 13 PM 12:50  
STATE OF FLORIDA  
TALLAHASSEE, FLORIDA

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**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 is:

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:

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TALLAHASSEE, FLORIDA

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.

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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 23 day of May, 2012.

INCORPORATOR

  
JOE 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

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SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

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