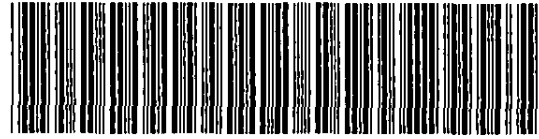


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PARKVIEW PLACE OWNERS'

ASSOCIATION, INC.

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COVER LETTER

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

SUBJECT: PARKVIEW PLACE OWNERS' ASSOCIATION, INC.
(PROPOSED CORPORATE NAME - MUST INCLUDE SUFFIX)

Enclosed are 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

<input type="checkbox"/> \$78.75 Filing Fee & Certified Copy	<input checked="" type="checkbox"/> \$87.50 Filing Fee, Certified Copy & Certificate of Status
ADDITIONAL COPY REQUIRED	

FROM: C. JEFFREY MCINNIS, ESQ.
Name (Printed or typed)
909 MAR WALT DRIVE, SUITE 1014
Address
FORT WALTON BEACH, FL 32547
City, State & Zip
850-863-4064
Daytime Telephone number
jmcinnis@asglegal.com
E-mail address: (to be used for future annual report notification)

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

ARTICLES OF INCORPORATION
FOR
PARKVIEW PLACE OWNERS' ASSOCIATION, INC.
A FLORIDA NOT-FOR-PROFIT CORPORATION

The undersigned subscriber to these Articles of Incorporation, a Florida Corporation, hereby forms a not-for-profit corporation under the laws of the State of Florida.

SECRETARY OF STATE
TALLAHASSEE, FLORIDA
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I. Name

The name of the corporation is the **PARKVIEW PLACE OWNERS' ASSOCIATION, INC.**, hereinafter referred to as the "Association." The street address of the Association is 1003C John Sims Parkway East, Niceville, Florida 32578.

II. Registered Agent

The initial Registered Agent of the Association is C. Jeffrey McInnis. The street address of the Registered Agent is 909 Mar Walt Drive, Suite 1014, Fort Walton Beach, Florida 32547.

III. Purposes

The Association is established to perform those duties and exercise the powers described in the Parkview Place Declaration of Covenants, Conditions and Restrictions, recorded or to be recorded in the public records of Okaloosa County, Florida (together with all exhibits and attachments and as it may be amended from time to time, the "Declaration") for Parkview Place described in the Declaration as the Property.

The Association does not contemplate pecuniary gain or profit to its members.

To promote the health, safety and welfare of the owners of Parcels, the Association shall exercise all of the powers and privileges and to perform all of the duties and obligations of the Association as set forth in the Declaration, which is hereby incorporated by reference. In addition, the Association shall have all other powers and privileges of a not-for-profit corporation organized under Chapter 720, Florida Statutes, for Homeowners' Associations, and, to the extent not in direct conflict with the Declaration, of Chapter 617, Florida Statutes, for Not-for-Profit Corporations, as both may be amended from time to time.

Without limiting the generality of the foregoing, the Association shall have the right to own and convey property; to operate and maintain the surface water management system facilities, including all inlets, ditches, swales, culverts, water control structures, retention and detention areas, ponds, lakes, floodplain compensation areas, wetlands and any associated buffer areas, and wetland mitigation areas; establish rules and

regulations, assess members and enforce assessments; sue and be sued; contract for services to provide for operation and maintenance of the surface water management system facilities; and take any other action necessary for the purposes for which the Association is organized.

IV. Membership

As further described in the Declaration, every person or entity who is a record owner of a separately conveyable parcel of real property ("Parcel") within the Property shall be a member of the Association. Membership shall be appurtenant to and may not be separated from ownership of any Parcel. As further described in the Declaration, each Parcel shall have an equal "Membership Interest."

V. Voting Rights

Voting rights are assigned in accordance with the provisions of the Declaration. However, until the occurrence of certain events as described of the Declaration, the developer of the Property, defined in the Declaration as the "Founder," shall have the right to elect the members of the Board.

VI. Board of Directors

The affairs of the Association shall be managed by a Board of Directors of not less than three (3) nor more than five (5) Directors, the exact number to be determined in the Bylaws. The Board of Directors shall be selected as provided in the Declaration and Bylaws. The initial members of the Board of Directors and their officer positions will be as follows:

1. Name: Marion Ruckel Skalicky
Position: Director / President
Mailing Address: 1003C John Sims Parkway East, Niceville, FL 32578
2. Name: Stephen W. Ruckel
Position: Director/ Vice-President
Mailing Address: 1003C John Sims Parkway East, Niceville, FL 32578
3. Name: Kelly Murphy-Redd
Position: Director / Secretary / Treasurer
Mailing Address: 1003C John Sims Parkway East, Niceville, FL 32578

VII. Term of Existence

This corporation shall commence existence with the filing of these Articles of Incorporation with the Secretary of State, Tallahassee, Florida. The corporation shall have perpetual existence unless sooner dissolved in accordance with the provisions herein contained or in accordance with the laws of the State of Florida.

VIII. Dissolution

The Association may be dissolved by consent in writing by Members representing 90% of the Membership Interests. The required percentage shall be reduced to 67% of the Membership Interests, if the Association Property has been accepted for dedication or taken by eminent domain by the appropriate unit of local government (except that alleys or footpaths between two Parcels may be divided evenly between the adjacent Parcel Owners).

Upon dissolution, the control or right of access to the property containing the surface water management system facilities shall be conveyed or dedicated to an appropriate governmental unit or public utility and if not accepted, then the surface water management system facilities shall be conveyed to a non-profit corporation similar to the Association.

IX. Officers

Subject to the direction of the Board, the officers shall administer the affairs of this Association. Officers shall be designated and elected in accordance with the Bylaws.

X. Bylaws

The Bylaws of this Association, which are an exhibit to and part of the Declaration, shall be adopted by the first Board and recorded among the public records of Okaloosa County, Florida.

XI. Amendments

This Association reserves the right to amend or repeal any of the provisions contained in these Articles by an instrument executed by the president or vice-president of the Association, certifying approval in writing of members representing 60% of the Membership Interests of the Association.

XII. Supremacy

These Articles and the Bylaws are subject to the terms of the Declaration. In the event of a conflict, the Declaration shall govern.

XIII. Indemnification

This Association shall indemnify and hold harmless any and all of its present or former directors, officers, employees or agents, to the full extent permitted by law. Said indemnification shall include but not be limited to the expenses, including the cost of any judgments, fines, settlements and counsel's fees actually and necessarily paid or incurred in connection with any action, suit or proceeding, whether civil, criminal, administrative or investigative, and any appeal thereof, to which any such persons or his legal representative may be made a party or may be threatened to be made a party

by reason of his being or having been a director, officer, employee or agent as herein provided. The foregoing right of indemnification shall not affect any other rights to which any director, officer, employee or agent may be entitled as a matter of law or which he may be lawfully granted.

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TALLAHASSEE, FLORIDA

XIV. Incorporator

The incorporator of the corporation is Ruckel Properties, Inc., a Florida corporation whose address is 1003C John Sims Parkway East, Niceville, Florida 32578.

IN WITNESS WHEREOF, the incorporator has caused these Articles of Incorporation to be executed this 13th day of June 2014.

WITNESSES:

RUCKEL PROPERTIES, INC.,
a Florida corporation

Marion Ruckel Skalicky
Print Name MARION RUCKEL SKALICKY

By: Stephen W. Ruckel
Stephen W. Ruckel, its President

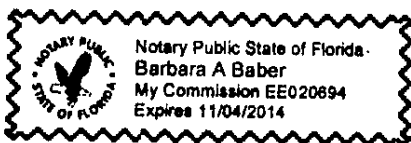
Kelly Murphy-Redd
Print Name: Kelly Murphy-Redd

STATE OF FLORIDA
COUNTY OF OKALOOSA

The foregoing instrument was acknowledged before me this 13th day of June 2014, by Stephen W. Ruckel, President of RUCKEL PROPERTIES, INC., on behalf of the corporation. He is personally known to me or has produced a Florida driver's license as identification and did take an oath.

Barbara A. Baber

Notary Public, State of Florida
Serial Number:



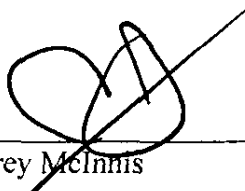
CERTIFICATE DESIGNATING REGISTERED OFFICE OR DOMICILE FOR
THE SERVICE OF PROCESS WITHIN THIS STATE AND NAMING REGISTERED
AGENT UPON WHOM PROCESS MAY BE SERVED

In pursuance of Chapter 48.091, Florida Statutes, the following is submitted, in compliance with said Act:

PARKVIEW PLACE OWNERS' ASSOCIATION, INC. (the "Corporation" desiring to organize under the laws of the State of Florida, with its registered office, as indicated in the Articles of Incorporation, at 909 Mar-Walt Drive, Suite 1014, Fort Walton Beach, Florida 32547, has named C. JEFFREY McINNIS, located at 909 Mar-Walt Drive, Suite 1014, Fort Walton Beach, Florida 32547, as its agent to accept service of process within this State.

ACKNOWLEDGMENT

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



C. Jeffrey McInnis

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14 JUN 20 PM 12:09
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TALLAHASSEE, FLORIDA