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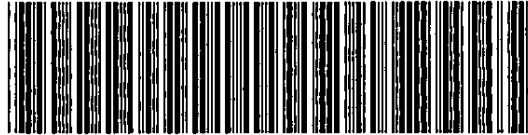
(Business Entity Name)

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Certified Copies _____ Certificates of Status _____

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09/19/15--01015--005 **78.75

FILED
SECRETARY OF STATE
DIVISION OF CORPORATION
15 APR - 7 AM 11:39

W/15 - 20120

04/09/15



FLORIDA DEPARTMENT OF STATE
Division of Corporations

RECEIVED
15 APR -7 AM 10:52
FLORIDA DEPARTMENT OF STATE
DIVISION OF CORPORATIONS

March 23, 2015

DIANE STEWART
1002 WEST 23RD STREET
SUTIE 400
PANAMA CITY, FL 32405

SUBJECT: CEDAR PARK MASTER OWNER'S ASSOCIATION, INC.
Ref. Number: W15000020120

We have received your document for CEDAR PARK MASTER OWNER'S ASSOCIATION, INC. and your check(s) totaling \$78.75. However, the enclosed document has not been filed and is being returned for the following correction(s):

The person designated as incorporator in the document and the person signing as incorporator must be the same.

Please return the corrected original and one copy of your document, along with a copy of this letter, within 60 days or your filing will be considered abandoned.

If you have any questions concerning the filing of your document, please call (850) 245-6052.

Thomas Chang
Regulatory Specialist II
New Filing Section

Letter Number: 915A00005757

04/01/15

attached

Thank you -
Diane

**CEDAR PARK MASTER OWNER'S
ASSOCIATION, INC.**

1002 West 23rd Street, Suite 400
Panama City, Florida 32405

Telephone (850) 770-7020

Telecopier (850) 770-7016

March 17, 2015

VIA FEDERAL EXPRESS

Florida Secretary of State
Division of Corporations
Corporate Filings - Clifton Building
2661 Executive Center Circle
Tallahassee, Florida 32301

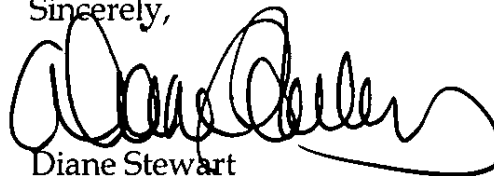
REFERENCE: Cedar Park Master Owner's Association, Inc.

Gentlemen:

Enclosed herewith please find the original and one copy of the Articles of Incorporation for Cedar Park Master Owner's Association, Inc., along with a check made payable to the Florida Secretary of State in the amount of \$78.75 representing the filing fee due in this regard.

Please return the certified copy to me at the letterhead address. Should you have questions or require additional information, please do not hesitate to contact me at (850) 770-7020. Thank you for your assistance.

Sincerely,

A handwritten signature in black ink, appearing to read "Diane Stewart", with a large, sweeping flourish at the end.

Diane Stewart

DS/jet

Enclosures

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ARTICLES OF INCORPORATION
OF
CEDAR PARK MASTER OWNER'S ASSOCIATION, INC.

The undersigned, acting as incorporator of a corporation pursuant to Chapter 617, Florida Statutes, adopts the following Articles of Incorporation for such corporation:

ARTICLE I - NAME

The name of the corporation shall be Cedar Park Master Owner's Association, Inc. The principal address of the corporation at the time of incorporation is 1002 West 23rd Street, Suite 400, Panama City, Florida 32405.

ARTICLE II - DURATION

The duration of this corporation shall commence upon the filing of these Articles of Incorporation with the Secretary of State. The Association shall exist in perpetuity.

ARTICLE III - PURPOSE

A. The specific and primary purpose for which this corporation is organized is to enforce restrictive covenants in a subdivision known as Cedar Park and to maintain the common areas.

B. The Association shall operate, maintain and manage the stormwater management system in a manner consistent with the requirements of Northwest Florida Water Management District (the "District") Permit No. 1724 and applicable District rules.

C. The Association shall levy and collect adequate assessments against members of the Association for the cost of maintenance and operation of the surface water or storm water management system and for desirable capital improvements, repairs and maintenance of the other common areas.

D. This corporation is formed and shall be operated exclusively for the benefit of the members of the corporation and for non profit purposes. No part of the net earnings shall inure to the benefit of any member, trustee, or officer of the corporation except as provided by law.

E. This corporation shall have and exercise all power conferred upon non profit corporations under the laws of the State of Florida generally, and specifically as provided in Chapters 617 and 720 of the Florida Statutes.

F. In the event of termination, dissolution or final liquidation of the Association, the responsibility for the operation and maintenance of the surface water or stormwater management system must be transferred to and accepted by an entity which would comply with rule 62-330.340, F.A.C., and be approved by the District prior to such termination, dissolution or liquidation.

ARTICLE IV - QUALIFICATION and ADMISSION OF MEMBERS

The members of this corporation, their qualifications and manner of admission, the property, voting and other rights and privileges of members, the liability of members for dues and/or assessments and the method of collection thereof, and the termination and transfer of membership shall be by ownership of a lot within the Cedar Park subdivision.

ARTICLE V - REGISTERED OFFICE AND REGISTERED AGENT

The street address of the corporation's initial registered office is 1002 West 23rd Street, Suite 400, Panama City, Florida 32405 and the name of the corporation's initial registered agent at such address is Laurretta J. Pippin.

ARTICLE VI - FIRST BOARD OF DIRECTORS

The following persons shall serve the corporation as directors until the first annual meeting or other meeting called to elect directors:

John W. Lewis
1002 West 23rd Street, Suite 400
Panama City, FL 32405

Robert F. Henry, III
1002 West 23rd Street, Suite 400
Panama City, FL 32405

Kim Murphy
1002 West 23rd Street, Suite 400
Panama City, FL 32405

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ARTICLE VII - BASIS UNDER WHICH CORPORATION IS ORGANIZED

This corporation is organized under a non stock basis.

The corporation is a not-for-profit corporation as defined by the Florida Not For Profit Corporation Act in Section 617.01 of the Florida Statutes. As such, it is not organized for the pecuniary gain or profit of, and its net earnings nor any part thereof is distributable

to, its member, directors, officers or other private persons except as specifically permitted under the provisions of the Florida Not For Profit Corporation Act.

ARTICLE VIII - MANAGEMENT OF CORPORATE AFFAIRS

A. Board of Directors: The powers of this corporation shall be exercised, its properties controlled and its affairs conducted by a Board of Directors of not less than three (3) directors. The number of directors provided for in these Articles of Incorporation may be changed by a By-Law adopted by the members entitled to vote.

B. Election of Directors: The method of electing directors shall be as set forth in the By-Laws.

C. Elective Officers: The officers of the corporation shall be a President, a Vice-President, a Secretary, and a Treasurer. Other offices and officers may be established or appointed by the members of this corporation at any regular annual meeting or any special meeting of members called for such purpose. The qualifications, the time and manner of electing or appointing, the duties of, the terms of office and the manner of removing officers shall be set forth in the By-Laws.

D. Standing Committees: This Corporation shall have the authority to establish standing committees in the manner as provided for in the By-Laws. The powers and duties of the standing committees shall be specified in the By-Laws.

ARTICLE IX - INCORPORATOR

The name and address of the initial incorporator is as follows: Laurretta J. Pippin, 1002 West 23rd Street, Suite 400, Panama City, Florida 32405.

ARTICLE X - BY-LAWS

By-Laws will be hereafter adopted at the first meeting of the Board of Directors. Such By-Laws may be amended, repealed, in whole or in part, by the members in the manner provided in the By-Laws. Any amendments to the By-Laws shall be binding on all members of the corporation.

ARTICLE XI - AMENDMENT OF ARTICLES

Amendments to these Articles of Incorporation may be proposed by a resolution adopted by the Board of Directors and presented to a quorum of the voting members for their vote. Amendments may be adopted by a vote of at least two-thirds of a quorum of the voting members of the corporation.

ARTICLE XII - DISTRIBUTION ON DISSOLUTION

In the event of dissolution, the residual assets of the corporation will be turned over to one or more organizations which themselves are exempt as organizations described in sections 501(c)(3) or 170(c)(2) of the Internal Revenue Code of 1986 or corresponding sections of such Code as subsequently amended, or to the federal, state or local government to be used exclusively for public purposes.

IN WITNESS WHEREOF, the undersigned incorporator has executed these Articles of Incorporation on the 31st, day of March, 2015.

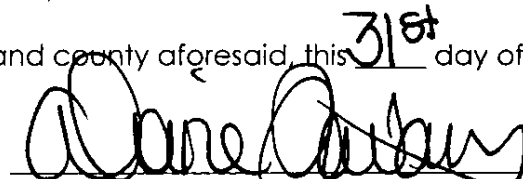

Laurretta J. Pippin

**STATE OF FLORIDA,
COUNTY OF BAY.**

BEFORE ME, the undersigned authority, this day personally appeared Laurretta J. Pippin to me well known and known to me to be the individual described in and who executed the foregoing Articles of Incorporation, and acknowledged before me that he executed the same for the purposes therein expressed.

WITNESS my hand and seal in the state and county aforesaid, this 31st day of March 2015.




Notary Public, Sign
Diane Stewart
Print

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

In pursuance of Chapter 617.0501, Florida Statutes, the following is submitted in compliance with said act.

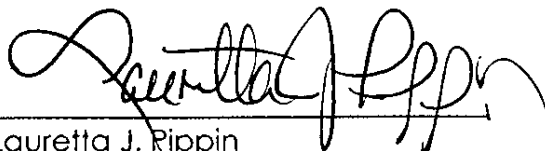
First, that Cedar Park Master Owner's Association, Inc., desiring to organize under the laws of the State of Florida, with its principal office, as indicated in the Articles of Incorporation, at 1002 West 23rd Street, Suite 400, Panama City, Florida 32405, has named Laretta J. Pippin, located at 1002 West 23rd Street, Suite 400, Panama City, Florida 32405, as its agent to accept services 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 relative to keeping open said office.

By: _____

Laretta J. Pippin
Registered Agent



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