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## CAPITAL CONNECTION, INC.

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DESTIN OAKS TOWNHOMES

OWNERS' ASSOCIATION, INC.

Signature \_\_\_\_\_

Requested by: SETH

07/30/15

Name \_\_\_\_\_

Date \_\_\_\_\_

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\_\_\_\_ Art of Inc. File \_\_\_\_\_  
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\_\_\_\_ Merger File \_\_\_\_\_  
\_\_\_\_ Art. of Amend. File \_\_\_\_\_  
\_\_\_\_ RA Resignation \_\_\_\_\_  
\_\_\_\_ Dissolution / Withdrawal \_\_\_\_\_  
\_\_\_\_ Annual Report / Reinstatement \_\_\_\_\_  
\_\_\_\_ Cert. Copy \_\_\_\_\_  
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\_\_\_\_ Certificate of Status \_\_\_\_\_  
\_\_\_\_ Certificate of Fictitious Name \_\_\_\_\_  
\_\_\_\_ Corp Record Search \_\_\_\_\_  
\_\_\_\_ Officer Search \_\_\_\_\_  
\_\_\_\_ Fictitious Search \_\_\_\_\_  
\_\_\_\_ Fictitious Owner Search \_\_\_\_\_  
\_\_\_\_ Vehicle Search \_\_\_\_\_  
\_\_\_\_ Driving Record \_\_\_\_\_  
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\_\_\_\_ UCC 11 Retrieval \_\_\_\_\_  
\_\_\_\_ Courier \_\_\_\_\_

**ARTICLES OF INCORPORATION  
OF  
DESTIN OAKS TOWNHOMES OWNERS' ASSOCIATION, INC.**

The undersigned, acting as incorporator of a not-for profit corporation organized pursuant to Chapter 617, Florida Statutes, hereby adopts the following Articles of Incorporation:

**ARTICLE I - NAME**

The name of this corporation shall be Destin Oaks Townhomes Owners' Association, Inc.

**ARTICLE II - DURATION**

The duration of this corporation shall be perpetual.

**ARTICLE III PURPOSE**

This corporation shall be a not-for-profit corporation in accordance with Chapter 617, Florida Statutes, the primary purpose for which will be to own the common areas designated on the following described real property, to wit:

Destin Oaks Townhomes, a proposed subdivision to be recorded in the Public Records of Okaloosa County, Florida, and to provide for the improvement, maintenance, landscaping and deal with other matters relating to the common areas shown on said plat; to affix, levy and collect all charges and assessments made against any parcel in Destin Oaks Townhomes Owners' Association (the "Association") or any other property coming under the jurisdiction or authority of this corporation, as provided by the Declaration of Easements, Covenants, Conditions and Restrictions relating thereto as recorded in the public records of Okaloosa County, Florida ("Declaration") and pursuant to such bylaws as may be established for this corporation; and to otherwise deal to the full extent permitted by law, with any matters relating to the management or control of any property coming under the authority of this corporation.

**ARTICLE IV - BOARD OF DIRECTORS**

This corporation shall be managed by a Board of Directors consisting of not less than three and not more than five directors, the exact number of which and the manner of election for whom shall be as determined by the By-Laws of this corporation. Until the first election of Directors, the Incorporator shall exercise all power and authority of the Board of Directors.

**ARTICLE V - OFFICERS**

The officers of the corporation, their duties and authority, and the manner of electing and removing them shall be prescribed in the By-Laws.

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## ARTICLE VI - BYLAWS

The incorporator is authorized to adopt, amend and repeal By-Laws for the corporation prior to the first election of Directors. Thereafter, the manner of amending or repealing the By-Laws shall be as prescribed in the By-Laws.

## ARTICLE VII - PRINCIPAL OFFICE

The address of the principal office of this corporation is 995 Airport Road, Destin, Florida 32541 and the mailing address of this corporation is 995 Airport Road, Destin, Florida 32541.

## ARTICLE VIII - REGISTERED AGENT

The street address of the initial registered agent office of this corporation shall be located at 995 Airport Road, Destin, Florida 32541, and the name of the initial registered agent is Robert E. McGill, III.

## ARTICLE IX - MEMBERSHIP

Every person or entity who is a record owner of a fee or undivided fee interest in any parcel, which is subjected by the Declaration to assessment by the Association including contract sellers, shall be a member of the corporation. Membership shall be appurtenant to and shall not be separated by ownership of a Parcel which is subject to assessment by the corporation.

## ARTICLE X - VOTING RIGHTS

The Association will have two classes of voting members, which are defined as follows:

Class A. Class A members will include all owners with the exception of the Declarant, as that term is defined in the Declaration. Class A members will be entitled to one vote for each Parcel owned. When more than one person holds an interest in any Parcel, all of those persons will be members. The vote for such Parcel will be exercised as such members determine among themselves, but in no event will more than one vote be cast with respect to any Parcel owned by Class A members.

Class B. The Class B member will be the Declarant, as that term is defined in the Declaration. The Declarant will be entitled to three votes for each Parcel owned. The Class B membership will cease and be converted to Class A membership as provided in the Declaration.

## ARTICLE XI - AMENDMENT TO ARTICLES OF INCORPORATION

Prior to the first election of Directors, these Articles of Incorporation may be amended by the Incorporator. Thereafter, the manner of amending these Articles shall be as prescribed in either the By-Laws or in an applicable amendment to the Articles of Incorporation, provided, however, if no

manner of amendment is co-prescribed, these Articles may be amended as provided by Florida Statutes.

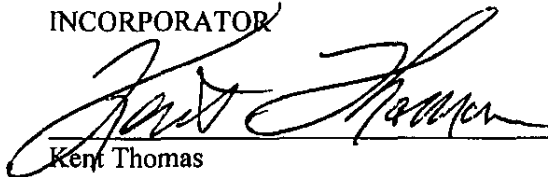
#### ARTICLE XII - INCORPORATOR

The name and street address of the incorporator signing these articles is as follows:

Kent Thomas  
995 Airport Road  
Destin, FL 32541

IN WITNESS WHEREOF the incorporator named above has set here unto his hand and seal this 30 day of July, 2015.

INCORPORATOR

  
Kent Thomas

#### ACCEPTANCE OF APPOINTMENT AS REGISTERED AGENT

The undersigned hereby accepts appointment pursuant to Florida Statutes Section 617.0501 as Registered Agent on whom process may be served for the above corporation, and states that the undersigned is familiar with, and accepts the obligation of that portion, this 30 day of July, 2015.

  
Robert E. McGill, III