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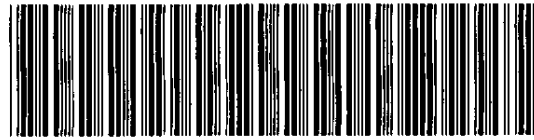
(Business Entity Name)

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16 APR 21 PM 4:38

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SECRETARY OF STATE
TALLAHASSEE, FLORIDA
764
4-22-16

COVER LETTER

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

SUBJECT: The Island Club of Shell Point, Inc.

(PROPOSED CORPORATE NAME – MUST INCLUDE SUFFIX)

Enclosed is 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

☒ \$78.75
Filing Fee
& Certified Copy

☐ \$87.50
Filing Fee,
Certified Copy
& Certificate

ADDITIONAL COPY REQUIRED

FROM: Richard E. Benton, Esquire

Name (Printed or typed)

1415 East Piedmont Drive, Suite Four

Address

Tallahassee, Florida 32308

City, State & Zip

(850) 297-0990

Daytime Telephone number

reb@nettally.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
OF
THE ISLAND CLUB OF SHELL POINT, INC.

In compliance with the requirements of Section 617, Florida Statutes, the undersigned Incorporator has this day caused to be filed these Articles of Incorporation for the purpose of forming a corporation not for profit.

ARTICLE I
DEFINITIONS

The following listed terms are employed throughout these Articles of Incorporation, as well as throughout its related Amended and Restated Declaration of Covenants, Conditions and Restrictions ("Declaration") and Bylaws ("Bylaws") of this corporation.

1. **Association** refers to The Island Club of Shell Point Inc. ("Association").
2. **Principal Office** refers to the principal office of the Association as determined by the Board of Directors.
3. **Lot** refers to one of the plots of subdivided land within the Property and described and identified by number on the Plats.
4. **Owner** refers to the owner of record of any particular Lot within the Property. A Lot may be owned by one or more individuals or any other legal entity. The Owner shall not include any person or lender holding interest merely as security for the performance of an obligation.
5. **Member** refers to any person entitled to membership in the Association as provided in the Declaration.
6. **Good Standing** refers to an Owner who is (i) not currently in violation of the Declaration; (ii) credited with having fully paid annual assessments and special assessments; and (iii) credited with having paid any fines assessed by the Board of Directors pursuant to the Declaration.
7. **Property** refers to a certain real property as described, identified and shown in the Plats and such additions as may hereafter be made subject to the Declaration.

16 APR 21 4:51 PM
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

APPROVED
AND
FILED

8. **Common Area** refers to all real property rights owned by the Association for the shared and mutual use and enjoyment of the Owners, including all roadways and easements shown on the Plats and easements benefitting the Owners recorded at Official Records Book 134, Page 487 and Official Records Book 676, Page 53 of the Public Records of Wakulla County, Florida.
9. **Articles of Incorporation** refers to the corporate organizational document for the Association, as periodically amended and filed with the Florida Secretary of State.
10. **Bylaws** refers to rules, policies and standards defining the governing and operating structure of the Association and providing authority under which the Board of Directors shall manage the business of the Association.
11. **Declaration** refers to this Amended and Restated Declaration of Covenants, Conditions and Restrictions applicable to the Property recorded in the Public Records of Wakulla County, Florida.
12. **Plats** refers to the plats of The Island Club and The Island Club, Unit 2, as recorded in Plat Book 2, Page 49 and Plat Book 2, Page 56 of the Public Records of Wakulla County, Florida, respectively.

ARTICLE II ASSOCIATION NAME

The name of the corporation is The Island Club of Shell Point, Inc.

ARTICLE III PRINCIPAL OFFICE ADDRESS

The Board of Directors shall establish the principal office of the Association which may change from time to time. The initial principal office address shall be 1415 East Piedmont Drive, Suite Four, Tallahassee, Florida 32308.

ARTICLE IV
REGISTERED AGENT AND REGISTERED OFFICE

The Board of Directors shall from time to time designate a Registered Office and Registered Agent at that address, whose name shall be provided to the Florida Secretary of State. The initial Registered Agent and Registered Office shall be:

Richard E. Benton
1415 East Piedmont Drive, Suite Four
Tallahassee, Florida 32308

ARTICLE V
PURPOSE AND POWERS OF THE ASSOCIATION

The Association does not contemplate pecuniary gain or profit to the Members thereof, and the specific purposes for which it is formed are to provide for maintenance, preservation and architectural control of the Lots and Common Area. In addition, the Association is formed to promote the health, safety and welfare of the Owners and is granted the powers to:

- 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, and as the same may be amended from time to time as herein provided, said Declaration being incorporated herein as if set forth at length;
- Fix, levy, collect and enforce payment by any lawful means, all charges, fees, fines or assessments pursuant to the terms of the Declaration; to pay all expenses in connection therewith and all office and other expenses incident to the conduct of the business of the Association, including all licenses, taxes or governmental charges levied or imposed against the assets of the Association;
- Acquire (by gift, purchase or otherwise), own, hold, improve, build upon, operate, maintain, convey, sell, lease, transfer, dedicate for public use or otherwise dispose of real property or interests therein in connection with the affairs of the Association;
- Borrow money, pledge in trust, or hypothecate any or all of its real property interest as security for money borrowed;

- Dedicate, sell or transfer all or any part of the Common Area to any public agency, authority or utility for such purposes and subject to such conditions as may be agreed to by the Members;
- Participate in mergers and consolidations with other non-profit corporations organized for the same purposes or annex additional residential property and common area; and
- Have and to exercise any and all powers, rights and privileges which a corporation organized under the Non-Profit Corporation Law of the State of Florida by law may now or hereafter have or exercise.

ARTICLE VI MEMBERSHIP

Every person or entity who is the owner of record of a fee simple or undivided fee interest in any Lot which is subject by the Declaration to assessment by the Association shall be a Member of the Association. The foregoing is not intended to include persons or entities that hold an interest merely as a security for the performance of an obligation. Membership shall be appurtenant to and may not be separated from ownership of any Lot which is subject to assessment by the Association. Membership is not transferable except by transfer of a Member's title interest in a Lot.

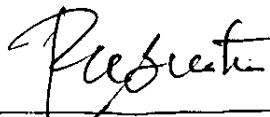
ARTICLE VII VOTING RIGHTS

The Association shall have one class of voting membership. The Members shall include all Owners, who shall be entitled to one vote for each Lot owned. When more than one person holds an interest in any Lot, all such persons shall be Members. The vote for such Lots shall be exercised as the Owners of such Lots determine, but in no event shall more than one vote be cast with respect to any Lot.

The total number of Lots is 16. However, ownership in Good Standing is required for any Lot to be counted in the total for the purpose of voting. Ownership in Good Standing is required before any vote may be executed or counted.

Having been named as Registered agent to accept service of process for the above stated corporation at the place designated in this Certificate, I am familiar with and accept the appointment as registered agent and agree to act in this capacity.

Having been named as Registered Agent to accept service of process for the above-stated corporation at the place designated in this certificate, I am familiar with and accept the appointment as Registered Agent and agree to act in this capacity.



RICHARD E. BENTON

Registered Agent

Date: 8/21/10