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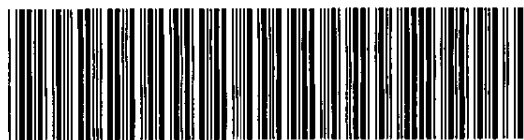
(Business Entity Name)

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SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

## COVER LETTER

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

SUBJECT: Anglers Cove of Vero Beach Home Owners Association, 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: Jeffrey P. Wilson  
Name (Printed or typed)

1936 Anglers Cove  
Address

Vero Beach, FL 32963  
City, State & Zip

772. 453. 5056  
Daytime Telephone number

JPRATTWILSON@HOTMAIL.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  
ANGLERS COVE OF VERO BEACH  
HOME OWNERS ASSOCIATION, INC.  
A Florida Not For Profit Corporation**

In compliance with the requirements of Chapter 617 of the Florida Statutes, the undersigned, all of whom are residents of the State of Florida, and all of whom are of full age, have this day voluntarily associated themselves together for the purpose of forming a corporation and do hereby certify:

**ARTICLE I  
NAME OF CORPORATION**

The name of the corporation is ANGLERS COVE OF VERO BEACH HOME OWNERS ASSOCIATION, INC., a corporation not for profit organized under Chapter 617 of the Florida Statutes, as it existed on the date of incorporation, and all subsequent amendments thereto (hereinafter referred to as the "Association").

**ARTICLE II  
PRINCIPAL OFFICE**

The principal office of the Association is located at 1936 Anglers Cove, Vero Beach, Florida 32963 which shall be the office and mailing address of the Association.

**ARTICLE III  
PURPOSE AND POWERS OF THE ASSOCIATION**

This Association does not contemplate pecuniary gain or profit to the members thereof, and the specific purposes for which it is organized and for which it is to be operated are to provide for the operation and management of the Common Areas contained within the platted subdivision known as Anglers Cove, the property described on Exhibit "A", attached hereto and incorporated herein by this reference (hereinafter referred to as the "Property"). Common Areas shall be considered as, but not limited to, the Private Road and Utility Easement, the Beach Access Easement, East Side of State Road A-1-A that borders on the Property, as well as any and all structures, signs, etc. located on said Common Areas by the Association. The Association shall be conducted as a non-profit organization for the benefit of its members. In connection therewith, the Association shall have the following powers:

- (a) Enforcing the provisions of these Articles of Incorporation and any bylaws, rules or regulations duly adopted by the membership of the Association governing the use of the Property and Common Areas.
- (b) To fix, levy, collect, and enforce payment by any lawful means, all charges or assessments due to the Association or any person affiliated with the Association pursuant to those duly adopted by the Association; to pay all expenses in connection therewith; and to pay all office and other expenses incident to the conduct of the Association, including all licenses, taxes or governmental charges levied or imposed against the property of the Association.
- (c) Maintaining, repairing, replacing, operating and managing the Common Areas of the Property, including the right to reconstruct improvements after casualty and to make further improvement of said Property.
- (d) Establish bylaws, rules, or regulations governing the use of the Property and Common Areas in accordance with the terms and provisions as set forth and defined in these

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TALLAHASSEE, FLORIDA

- Articles of Incorporation. Such bylaws, rules or regulations must be agreed by a consensus of two thirds (2/3) of the members of the Association.
- (e) Determine fees, dues or assessments to be paid by members necessary to maintain the operations of the Property and Common Areas in accordance with the terms and provisions as set forth and defined in these Articles of Incorporation. Such fees, dues or assessments must be agreed by a consensus of two thirds (2/3) of the members of the Association.
  - (f) All of the powers and duties granted to corporations and corporations not for profit as set forth in chapters 607 and 617, Florida Statutes, and all the powers and privileges which may be granted unto said Association or exercised by it under applicable laws of the State of Florida.
  - (g) To enter into agreements of every nature or kind in accordance with the terms and provisions as set forth and defined in these Articles of Incorporation.

#### **ARTICLE IV** **DIRECTORS APPOINTMENT**

The membership shall elect a Treasurer/Secretary and two (2) or more successors (Managing Members) to manage the affairs of the Association. These positions shall be elected by the vote of two-thirds (2/3) of the membership.

#### **ARTICLE V** **OFFICERS**

The names and addresses of the officers who will serve until their successors are designated are as follows:

Treasurer/Secretary	Vicki S. Drake 1936 Anglers Cove Vero Beach, FL 32963
Managing Member	Mary Ann Harlor 1975 Anglers Cove Vero Beach, FL 32963
Managing Member	Maureen Feaster 1956 Anglers Cove Vero Beach, FL 32963

#### **ARTICLE VI** **REGISTERED AGENT**

Jeffrey P. Wilson, whose address is 1936 Anglers Cove, Vero Beach, Florida 32963, is hereby appointed as the initial registered agent of the Association.

#### **ARTICLE VII** **INCORPORATOR**

Jeffrey P. Wilson, whose address is 1936 Anglers Cove, Vero Beach, Florida 32963, is the sole incorporator of the Association.

## **ARTICLE VIII**

### **MEMBERSHIP**

- (a) Every person, or entity, with an address within the Property, who is an owner of record on the Tax Roles of the Indian River County of Florida Property Appraiser, shall be a member of the Association with the voting rights described in these Articles of Incorporation hereof, with the exception of Tract "D". As defined on the Tax Roles of the Indian River County of Florida Property Appraiser, Tract "C" and Lot 17 shall be considered one (1) lot, and Tract "B" shall be considered two (2) lots. The foregoing shall not include persons or entities who hold an interest merely as security for the performance of any obligation. Membership shall be appurtenant to and may not be separated from ownership of any lot which is subject to assessment by the Association. The funds and assets of the Association shall belong solely to the Association, subject to limitations. The same shall be expended, held or used for the benefit of the membership and the purposes authorized herein.
- (b) On all matters which the membership shall be entitled to vote, there shall be only one (1) vote for each owner of record as defined above, which vote shall be exercised, or cast by the owner or owners of each lot within the Property. Should any member own more than one lot within the Property, such member shall be entitled to exercise or cast as many votes as he owns lots, in the manner provided within these Articles of Incorporation, or any subsequent rules or regulations duly agreed by the membership.

## **ARTICLE IX**

### **Dissolution**

The Association may be dissolved with the assent given in writing and signed by not less than two thirds (2/3) of the membership. Upon dissolution of the Association, other than incident to a merger or consolidation, the assets of the Association shall be dedicated to an appropriate public agency to be used for the purposes similar to those for which this Association was created. In the event that such dedication is refused acceptance, such assets shall be granted, conveyed and assigned to any non-profit corporation, association, trust or other organization to be devoted to such similar purpose.

## **ARTICLE X**

### **EXISTENCE AND DURATION**

The existence of the Association shall commence with the filing of these Articles of Incorporation with the Secretary of State, Tallahassee, Florida. The Association shall exist in perpetuity.

## **ARTICLE XI**


### **AMMENDMENTS**

The Association shall have the right to amend these Articles at any time upon the affirmative vote of two thirds (2/3) of the membership of the Association. No amendment shall be made that is in conflict with Florida law.

**ARTICLE XII**  
**INDEMNIFICATION**

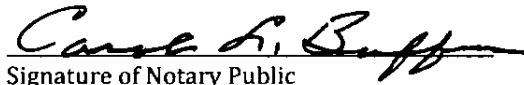
Every officer of the Association shall be indemnified by the Association against all expenses and liabilities, including counsel fees, reasonably incurred by or imposed upon him in connection with any proceeding to which he may be a party, or in which he may become involved, by reason of his being or having been an officer of the corporation, whether or not he is an officer at the time such expenses are incurred, except in such cases wherein the officer is adjudged guilty of willful misfeasance or malfeasance in the performance of his duties; provided, that in the event of any claim for reimbursement or indemnification, the indemnification hereunder based upon a settlement by the officer seeking such reimbursement or indemnification, the indemnification herein shall only apply if two thirds (2/3) of the membership approves such settlement and reimbursement as being in the best interests of the corporation. The foregoing right shall be in addition to and not exclusive of all other rights to which such officer may be entitled.

**IN WITNESS WHEREOF**, for the purpose of forming this corporation under the laws of the State of Florida, the undersigned, constituting the sole Incorporator of this Association, has executed these Articles of Incorporation this 8th day of February, 2017.

  
\_\_\_\_\_  
Jeffrey P. Wilson, Incorporator

STATE OF FLORIDA  
COUNTY OF INDIAN RIVER

The foregoing instrument was acknowledged before me this 8th day of February, 2017, by Jeffrey P. Wilson, who is personally known to me or who produced \_\_\_\_\_ as identification.

  
\_\_\_\_\_  
Signature of Notary Public  
Notary Public State of Florida  
My Commission Expires:



CAROL L. BUFFUM  
MY COMMISSION # FF 121976  
EXPIRES: August 17, 2018  
Bonded Thru Budget Notary Services

**CERTIFICATE OF DESIGNATION OF  
REGISTERED AGENT/REGISTERED OFFICE**

PURSUANT TO THE PROVISIONS OF SECTION 617.0501, FLORIDA STATUTES, THE UNDERSIGNED CORPORATION, ORGANIZED UNDER THE LAWS OF THE STATE OF FLORIDA, SUBMITS THE FOLLOWING STATEMENT IN DESIGNATING THE REGISTERED OFFICE/REGISTERED AGENT, IN THE STATE OF FLORIDA.

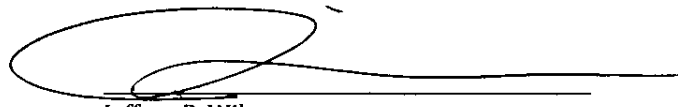
1. The name of the corporation is:

ANGLERS COVE OF VERO BEACH HOME OWNERS ASSOCIATION, INC.

2. The name and address of the registered agent and office is:

Jeffrey P. Wilson  
1936 Anglers Cove  
Vero Beach, Florida 32963

Having been named as registered agent and to accept service of process for the above stated corporation at the place designated in this certificate, I hereby accept the appointment as registered agent and agree to act in this capacity. I further agree to comply with the provisions of all statutes relating to the proper and complete performance of my duties, and I am familiar with and accept the obligations of my position as registered agent.

  
Jeffrey P. Wilson

Dated: 8<sup>th</sup> February, 2017