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COVER LETTER

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

SUBJECT: CANT TOPP THIS HOMEOWNERS' 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: Frances Casey Lowe, Esquire
Name (Printed or typed)

68-A Feli Way
Address

Crawfordville, FL 32327
City, State & Zip

850-926-8245
Daytime Telephone number

francie@francelowe.com
E-mail address: (to be used for future annual report notification)

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

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ARTICLES OF INCORPORATION

"CAN'T TOPP THIS" HOMEOWNERS ASSOCIATION, INC.

The undersigned, acting as incorporator, does hereby adopt the following Articles of Incorporation, pursuant to Chapter 617, Florida Statutes (Not for Profit):

ARTICLE I

The name of the corporation shall be "CAN'T TOPP THIS" HOMEOWNERS ASSOCIATION, INC., with its initial principal place of business and mailing address as 17614 Ashley Drive, Panama City Beach, Florida 32413 (the "Corporation").

ARTICLE II

The Corporation shall have perpetual existence, commencing with the filing of these Articles of Incorporation with the Secretary of State, Division of Corporations.

ARTICLE III

The purpose of the Corporation shall be to maintain and repair the common driveways, shared natural landscape surrounding the homes and shared signage, if any; as well as assist and cooperate with the installation and service of utilities for the four (4) residential units located within "Can't Topp This" subdivision (the homeowners association's parcel in the subdivision is more particularly described on Exhibit "A" attached hereto and incorporated herein), and to perform all acts necessary and incident thereto as maybe legal under the laws of the State of Florida and of the United States of America. Said subdivision is located in Panama City Beach, Bay County, Florida.

ARTICLE IV

Each home owner within "Can't Topp This" shall be a member of this corporation entitled to one (1) vote. All business of the corporation being transacted upon a unanimous vote of the home owners.

ARTICLE V

The business of the corporation shall be transacted by the home owners, consisting of not less than one (1) and no more than four (4). The Board of the corporation shall be the home owners. The current owner and developer of the "Can't Topp This" subdivision, Kurt R. Topp shall serve as the initial Board of Directors until residential units 1-4 of the subdivision are sold to new owners.

ARTICLE VI

The name and address of the Incorporator and Registered Agent of the Corporation

Frances Casey Lowe, Esquire
Guilday, Simpson, West, Hatch, Lowe & Roane, P.A.
68-A Feli Way
Crawfordville, Florida 32327

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ARTICLE VII

In the event of dissolution of this Corporation, the assets shall be transferred to a similar non-profit corporation and shall not inure to the benefit of any other persons or organization.

ARTICLE VIII

These Articles of Incorporation and the Bylaws of this Corporation may be amended, altered, made, rescinded or otherwise modified at any time at any regular or special meeting of the Home Owners by unanimous vote.

IN WITNESS WHEREOF, the Incorporator has hereunto set her hand and seal, this

25 day of September, 2017.

Frances C Lowe

Frances Casey Lowe

ACCEPTANCE

I, Frances Casey Lowe, do hereby accept the designation of registered agent for the foregoing corporation.

Dated this 25 day of September, 2017.

Frances Casey Lowe

Frances Casey Lowe

STATE OF FLORIDA
COUNTY OF WAKULLA

The foregoing instrument was acknowledged before me this 25th day of September, 2017, by Frances Casey Lowe, who is personally known to me, or who has produced _____ as identification, and who signed this document in my presence.

WITNESS by hand and official seal, this 25th day of September, 2017.



Jessica M. Maloni

Notary Public

State of Florida

My Commission Expires: 9/23/21

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TREASURER, FLORIDA

