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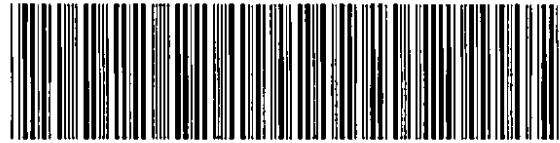
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# CAPITAL CONNECTION, INC.

417 E. Virginia Street, Suite 1 • Tallahassee, Florida 32301  
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VILLA BURAGO CONDOMINIUM

ASSOCIATION, INC.

- ☒ Art of Inc. File \_\_\_\_\_
- \_\_\_\_\_ LTD Partnership File \_\_\_\_\_
- \_\_\_\_\_ Foreign Corp. File \_\_\_\_\_
- \_\_\_\_\_ L.C. File \_\_\_\_\_
- \_\_\_\_\_ Fictitious Name File \_\_\_\_\_
- \_\_\_\_\_ Trade/Service Mark \_\_\_\_\_
- \_\_\_\_\_ Merger File \_\_\_\_\_
- \_\_\_\_\_ Art. of Amend. File \_\_\_\_\_
- \_\_\_\_\_ RA Resignation \_\_\_\_\_
- \_\_\_\_\_ Dissolution / Withdrawal \_\_\_\_\_
- \_\_\_\_\_ Annual Report / Reinstatement \_\_\_\_\_
- \_\_\_\_\_ Cert. Copy \_\_\_\_\_
- ☒ Photo Copy \_\_\_\_\_
- \_\_\_\_\_ Certificate of Good Standing \_\_\_\_\_
- \_\_\_\_\_ Certificate of Status \_\_\_\_\_
- \_\_\_\_\_ Certificate of Fictitious Name \_\_\_\_\_
- \_\_\_\_\_ Corp Record Search \_\_\_\_\_
- \_\_\_\_\_ Officer Search \_\_\_\_\_
- \_\_\_\_\_ Fictitious Search \_\_\_\_\_
- \_\_\_\_\_ Fictitious Owner Search \_\_\_\_\_
- \_\_\_\_\_ Vehicle Search \_\_\_\_\_
- \_\_\_\_\_ Driving Record \_\_\_\_\_
- \_\_\_\_\_ UCC 1 or 3 File \_\_\_\_\_
- \_\_\_\_\_ UCC 11 Search \_\_\_\_\_
- \_\_\_\_\_ UCC 11 Retrieval \_\_\_\_\_
- \_\_\_\_\_ Courier \_\_\_\_\_

Signature \_\_\_\_\_

Requested by: Seth

11/20/17

Name \_\_\_\_\_

Date \_\_\_\_\_

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**Articles of Incorporation**  
**of**  
**Villa Burago Condominium Association, Inc.,**  
**a Florida Nonprofit Corporation**

I, the undersigned natural person of legal age, who is a citizen of the State of Florida, acting as incorporator of a corporation under Chapter 617 of the Florida Statutes, hereby adopt the following Articles of Incorporation:

Article I.

The name of the corporation is Villa Burago Condominium Association, Inc. (hereinafter the "Association") and the principal address is 3065 Preserve Lane, Destin, Florida 32550.

Article II.

The Association is a nonprofit corporation.

Article III.

The period of its duration is perpetual.

Article IV.

The Association is formed for the primary purpose of providing for the maintenance and operation of the condominium units and common areas within a certain condominium project known as Villa Burago, and to promote the health, safety, and welfare of the residents within the above-described condominium project and such additions thereto as may hereafter be brought within the jurisdiction of the Association for such purpose.

In furtherance of such purposes, the Association will have the power to:

(a) perform all of the duties and obligations of the Association as set forth in a certain Declaration of Condominium (the "Declaration") applicable to the condominium project and to be recorded in the public records of Walton County, Florida;

(b) affix, levy, and collect all charges and assessments pursuant to the terms of the Declaration, and enforce payment thereof by any lawful means; and 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 on the property of the Association;

(c) acquire (by gift, purchase, or otherwise), own, hold, improve, build on, operate, maintain, convey, sell, lease, transfer, dedicate to public use, or otherwise dispose of real and personal property in connection with the affairs of the Association;

(d) borrow money and, subject to the consent by vote or written instrument of two-thirds of the

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members, mortgage, pledge, convey by deed of trust, or hypothecate any or all of its real or personal property as security for money borrowed or debts incurred;

(e) dedicate, sell, or transfer all or any part of the common areas to any municipality, public agency, authority, or utility for such purposes and subject to such conditions as may be agreed on by the members. No such dedication or transfer will be effective unless an instrument has been signed by two-thirds of the members, agreeing to such dedication, sale, or transfer;

(f) participate in mergers and consolidations with other nonprofit corporations organized for the same purposes, or annex additional property and common areas, provided that any merger, consolidation, or annexation must have the consent by vote or written instrument of two-thirds of the members; and

(g) have and exercise all powers, rights and privileges that a corporation organized under Chapter 718 of the Florida Statutes by law may now or hereafter have or exercise.

The Association is organized and will be operated exclusively for the above purposes. The activities of the Association will be financed by assessments on members as provided in the Declaration, and no part of any net earnings will inure to the benefit of any member.

#### Article V.

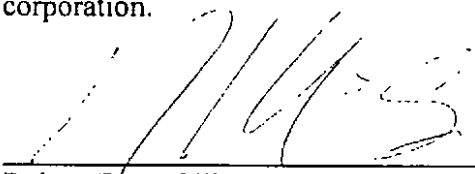
The Association shall operate, maintain and manage the storm water management system(s) in a manner consistent with the applicable Agency rules, and shall assist in the enforcement of the restrictions and covenants contained therein.

The Association shall levy and collect adequate assessments against members of the Association for the costs of maintenance and operation of the storm water management system. These assessments shall be used for the maintenance and repair of the storm water management systems, including but not limited to, work within retention areas, drainage structures and drainage easements.

#### Article VI.

The street address of the initial registered office of the Association is 36008 Emerald Coast Parkway, Suite 301, Destin, Florida 32541, and the name of its initial registered agent at that address is Robert E. McGill, III.

I hereby am familiar with and accept the duties and responsibilities as registered agent for said corporation.



Robert E. McGill, III, Registered Agent

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Article VII.

The Association will have one class of voting members. A member means an owner, with the exception of the Developer, as that term is defined in the Declaration. Members will be entitled to one vote for each condominium unit owned. When more than one person holds an interest in any condominium unit, all of those persons will be members. The vote for such lot will be exercised as such members determine among themselves, but in no event will more than one vote be cast with respect to any condominium unit.

Article VIII.

Every person or entity who/which is a record owner of a fee or undivided fee interest in any condominium unit which is subject by covenants of record to assessments by the Association, including contract sellers, but excluding persons holding title merely as security for performance of an obligation, will be a member of the Association. Membership will be appurtenant to and may not be separated from ownership of a condominium unit which is subject to assessment by the Association.

Article IX.

The number of directors constituting the initial Board of Directors of the Association is three, and the names and addresses of the persons who are to serve as the initial directors are:

Eric L.S. McLain, President	1120 S. Albert Pike, Fort Smith, Arkansas 72903
Cynthia G. McLain, Secretary	1120 S. Albert Pike, Fort Smith, Arkansas 72903
Christian Baldwin, Treasurer	1120 S. Albert Pike, Fort Smith, Arkansas 72903

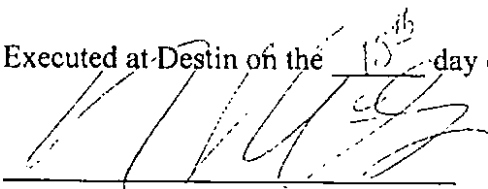
Directors will be elected or appointed pursuant to the method stated in the Bylaws.

Article X.

The name and street address of the incorporator is:

Robert E. McGill, III  
36008 Emerald Coast Pkwy., Suite 301  
Destin, Florida 32541

Executed at Destin on the 15<sup>th</sup> day of November, 2017.



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McGill  
36008 Emerald Coast Pkwy., Suite 301  
Destin, Florida 32541

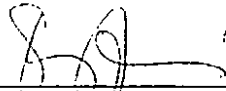
Robert E. McGill, III, Incorporator

State of Florida

County of Alachua

I, certify that on this 15<sup>th</sup> day of November, 2017, Robert E. McGill, III, being first duly sworn, personally appeared before me and declared that he is the person who signed the foregoing document as Incorporator, and that the statements contained therein are true.

In witness, I have set my hand and on the date first above-written.



Notary Public

My commission expires:

Print Name: Sherri A. Jankowski

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