

N18000000768

Frances Casey Lowe, Esquire

(Requestor's Name)

68-A Feli Way

(Address)

(Address)

Crawfordville, Florida 32327

(City/State/Zip/Phone #)

☐ PICK-UP

☐ WAIT

☒ MAIL

222 Front Beach Road Homeowners's Association, Inc

(Business Entity Name)

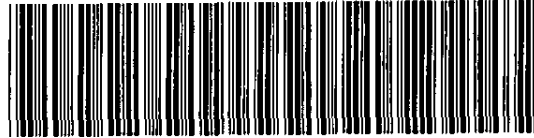
(Document Number)

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Certificates of Status ☒

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MAR 05 2018  
C. YOUNG  
C. YOUNG

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CLERK OF STATE  
18 FEB 14 PM 3:10  
TALLAHASSEE, FLORIDA

18 MAR 15 PM 3:22  
TALLAHASSEE, FLORIDA  
CLERK OF STATE  
TALLAHASSEE, FLORIDA

FILED



FLORIDA DEPARTMENT OF STATE  
Division of Corporations

February 16, 2018

FRANCES CASEY LOWE, ESQUIRE  
222 FRONT BEACH ROAD HOMEOWNERS' ASSOC  
68-A FELI WAY  
CRAWFORDVILLE, FL 32327

SUBJECT: 222 FRONT BEACH ROAD HOMEOWNERS' ASSOCIATION, INC.  
Ref. Number: N18000000768

We have received your document for 222 FRONT BEACH ROAD HOMEOWNERS' ASSOCIATION, INC. and your check(s) totaling \$35.00. However, the enclosed document has not been filed and is being returned for the following correction(s):

The date of adoption of each amendment must be included in the document.

Please check the appropriate box on the amendment form regarding the adoption of the amendment(s).

Please return your document, along with a copy of this letter, within 60 days or your filing will be considered abandoned.

If you have any questions concerning the filing of your document, please call (850) 245-6050.

Shelia H Young  
Regulatory Specialist II

Letter Number: 518A00003327

RECEIVED  
18 MAR -5 PM 2:06  
DIVISION OF CORPORATIONS  
TALLAHASSEE, FLORIDA

**COVER LETTER**

**TO:** Amendment Section  
Division of Corporations

**NAME OF CORPORATION:** 222 Front Beach Road Homeowners Association, Inc.

**DOCUMENT NUMBER:** N18000000768

The enclosed *Articles of Amendment* and fee are submitted for filing.

Please return all correspondence concerning this matter to the following:

Frances Casey Lowe, Esquire

(Name of Contact Person)

Guilday, Simpson, West, Hatch, Lowe & Roane, P.A.

(Firm/ Company)

68-A Feli Way

(Address)

Crawfordville, Florida 32327

(City/ State and Zip Code)

francie@franielowe.com

E-mail address: (to be used for future annual report notification)

For further information concerning this matter, please call:

Michelle Maloni

850

926-8245

at

(Name of Contact Person)

(Area Code)

(Daytime Telephone Number)

Enclosed is a check for the following amount made payable to the Florida Department of State:

- |   |  |   |  |
|---|--|---|--|
| <input checked="" type="checkbox"/> \$35 Filing Fee | <input type="checkbox"/> \$43.75 Filing Fee &<br>Certificate of Status | <input type="checkbox"/> \$43.75 Filing Fee &<br>Certified Copy<br>(Additional copy is<br>enclosed) | <input type="checkbox"/> \$52.50 Filing Fee<br>Certificate of Status<br>Certified Copy<br>(Additional Copy is<br>Enclosed) |
|---|--|---|--|

**Mailing Address**

Amendment Section  
Division of Corporations  
P.O. Box 6327  
Tallahassee, FL 32314

**Street Address**

Amendment Section  
Division of Corporations  
Clifton Building  
2661 Executive Center Circle  
Tallahassee, FL 32301

**AMENDED AND RESTATED ARTICLES OF INCORPORATION**  
**"222 FRONT BEACH ROAD" HOMEOWNERS ASSOCIATION, INC.**

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

**ARTICLE I**

The name of the corporation shall be "222 FRONT BEACH ROAD" HOMEOWNERS ASSOCIATION, INC., with its initial principal place of business and mailing address as 2515 Bethany Church Road, Milton, Georgia 30004 (the "Corporation").

**ARTICLE II**

The Corporation shall have perpetual existence, commencing with the filing of these Amended and Restated 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 three (3) residential units located within "222 Front Beach Road Subdivision" (the "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. The Subdivision is located in Panama City Beach, Bay County, Florida.

FILED  
18 MAR -5 PM 3:22  
TALLAHASSEE, FLORIDA

#### ARTICLE IV

Each home owner within the Subdivision 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 as the board of directors, consisting of not less than one (1) and no more than three (3). The current owner and developer of the Subdivision, Matthew Broms shall serve as the initial Board of Directors until residential units 1-3 of the Subdivision are sold to new owners.

#### ARTICLE VI

*The name and address of the Incorporator and Registered Agent of the Corporation is:*

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

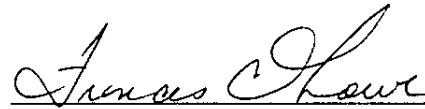
#### ARTICLE VII

*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 homeowners by unanimous vote.

IN WITNESS WHEREOF, the Incorporator has hereunto set her hand and seal, this  
14<sup>th</sup> day of February, 2018.

  
\_\_\_\_\_  
Frances Casey Lowe

ACCEPTANCE

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

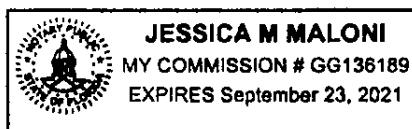
Dated this 14<sup>th</sup> day of February, 2018.

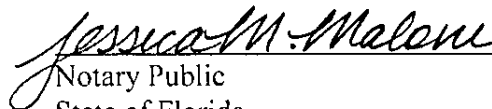
  
\_\_\_\_\_  
Frances Casey Lowe

STATE OF FLORIDA  
COUNTY OF WAKULLA

The foregoing instrument was acknowledged before me this 14<sup>th</sup> day of February, 2018,  
by Frances Casey Lowe, Esquire, 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 14<sup>th</sup> day of February, 2018.



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

# SKETCH OF DESCRIPTION

EXHIBIT "A"

## LEGAL DESCRIPTION:

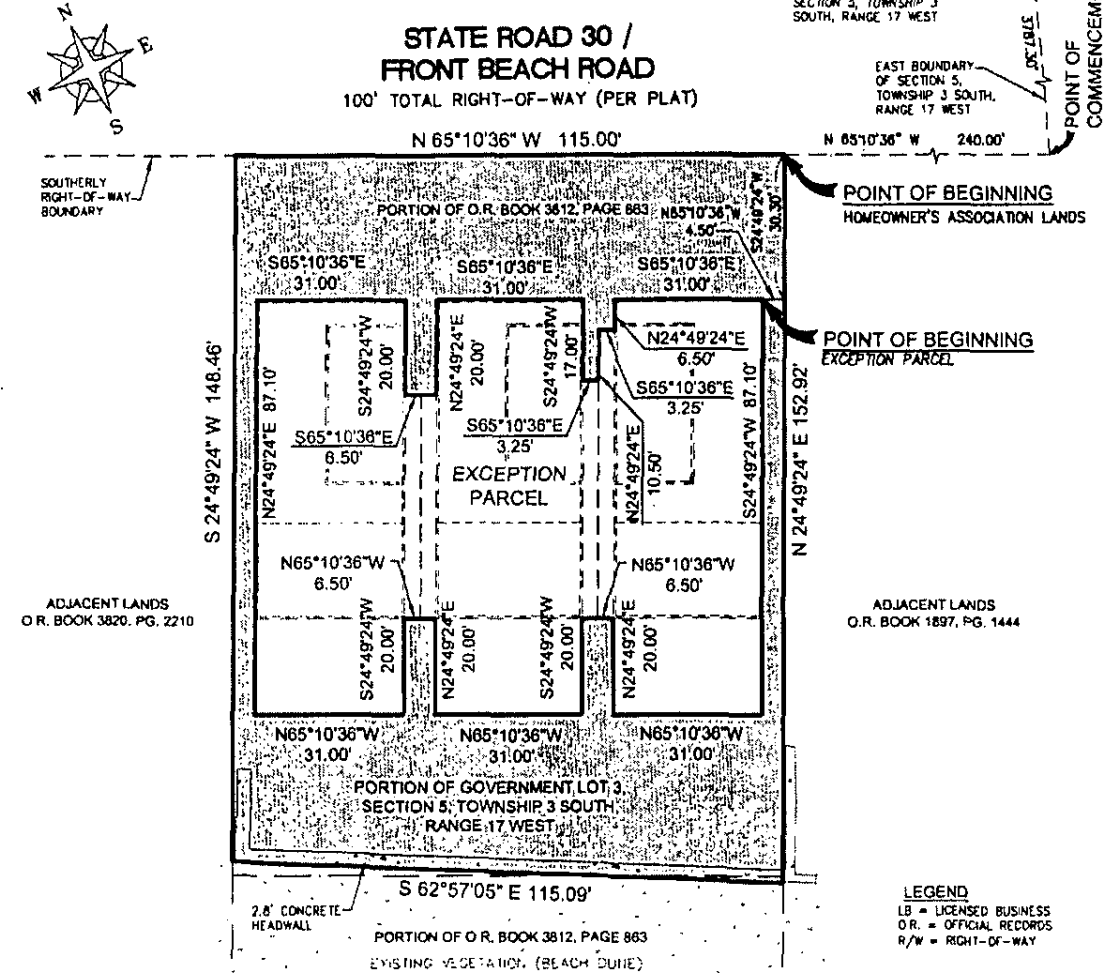
### HOMEOWNER'S ASSOCIATION LANDS

A PARCEL OF LAND SITUATED, LYING AND BEING IN THE EAST HALF OF ORIGINAL GOVERNMENT LOT 3, SECTION 5, TOWNSHIP 3 SOUTH, RANGE 17 WEST, BAY COUNTY, FLORIDA, AND BEING A PORTION OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 3812, PAGE 863, PUBLIC RECORDS OF SAID BAY COUNTY AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
FOR A POINT OF REFERENCE, COMMENCE ON THE EAST BOUNDARY OF AFORESAID SECTION 5 AT A POINT 3,787.30 FEET SOUTH OF THE NORTHEAST CORNER THEREOF, SAID POINT BEING ON THE SOUTHERLY RIGHT-OF-WAY BOUNDARY OF STATE ROAD 30 (A.K.A. FRONT BEACH ROAD) AND THENCE RUN NORTH 65°10'36" WEST, ALONG SAID SOUTHERLY RIGHT-OF-WAY BOUNDARY FOR 240.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 65°10'36" WEST, ALONG SAID SOUTHERLY RIGHT-OF-WAY BOUNDARY FOR 115.00 FEET; THENCE SOUTH 24°49'24" WEST FOR 148.46 FEET TO AN INTERSECTION WITH THE WESTERLY PROLONGATION OF THE SOUTHERLY FACE OF A 2.8 FOOT WIDE CONCRETE HEADWALL; THENCE SOUTH 62°57'05" EAST, ALONG SAID SOUTHERLY FACE OF A 2.8 FOOT WIDE CONCRETE HEADWALL AND THE WESTERLY PROLONGATION THEREOF FOR 115.09 FEET; THENCE NORTH 24°49'24" EAST FOR 152.92 FEET TO THE POINT OF BEGINNING.

### LESS AND EXCEPT

A PARCEL OF LAND SITUATED, LYING AND BEING IN THE EAST HALF OF ORIGINAL GOVERNMENT LOT 3, SECTION 5, TOWNSHIP 3 SOUTH, RANGE 17 WEST, BAY COUNTY, FLORIDA, AND BEING A PORTION OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 3812, PAGE 863, PUBLIC RECORDS OF SAID BAY COUNTY AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
FOR A POINT OF REFERENCE, COMMENCE ON THE EAST BOUNDARY OF AFORESAID SECTION 5 AT A POINT 3,787.30 FEET SOUTH OF THE NORTHEAST CORNER THEREOF, SAID POINT BEING ON THE SOUTHERLY RIGHT-OF-WAY BOUNDARY OF STATE ROAD 30 (A.K.A. FRONT BEACH ROAD) AND THENCE RUN NORTH 65°10'36" WEST, ALONG SAID SOUTHERLY RIGHT-OF-WAY BOUNDARY FOR 240.00 FEET; THENCE SOUTH 24°49'24" WEST FOR 30.30 FEET; THENCE NORTH 65°10'36" WEST FOR 4.50 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 24°49'24" WEST FOR 87.10 FEET; THENCE NORTH 65°10'36" WEST FOR 31.00 FEET; THENCE NORTH 24°49'24" EAST FOR 20.00 FEET; THENCE NORTH 65°10'36" WEST FOR 8.50 FEET; THENCE SOUTH 24°49'24" WEST FOR 20.00 FEET; THENCE NORTH 65°10'36" WEST FOR 31.00 FEET; THENCE NORTH 24°49'24" EAST FOR 87.10 FEET; THENCE SOUTH 65°10'36" EAST FOR 31.00 FEET; THENCE SOUTH 24°49'24" WEST FOR 20.00 FEET; THENCE SOUTH 65°10'36" EAST FOR 6.50 FEET; THENCE NORTH 24°49'24" EAST FOR 20.00 FEET; THENCE SOUTH 65°10'36" EAST FOR 31.00 FEET; THENCE SOUTH 24°49'24" WEST FOR 17.00 FEET; THENCE SOUTH 65°10'36" EAST FOR 3.25 FEET; THENCE NORTH 24°49'24" EAST FOR 10.50 FEET; THENCE SOUTH 65°10'36" EAST FOR 3.25 FEET; THENCE NORTH 24°49'24" EAST FOR 6.50 FEET; THENCE SOUTH 65°10'36" EAST FOR 31.00 FEET TO THE POINT OF BEGINNING.

LANDS THUS DESCRIBED CONTAIN 8,563 SQUARE FEET, MORE OR LESS.



NOT A BOUNDARY SURVEY

## NOTES:

- 1) BEARINGS ARE BASED ON BAY COUNTY COASTAL CONSTRUCTION CONTROL LINE PER DEP PLAT AS FILED AND RTX GPS OBSERVATIONS ON MONUMENTS "46-76-803" AND "46-76-804" (N.A.D. 1983)
- 2) THIS SKETCH DOES NOT REFLECT OR DETERMINE OWNERSHIP.
- 3) ALL MEASUREMENTS REFERENCED TO U.S. FEET AND ARE HORIZONTAL DISTANCE.

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ADDITIONS OR DELETIONS TO SURVEY MAP OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.

12-19-17

ALAN KERI  
PROFESSIONAL SURVEYOR & MAPPER

THE UNDERSIGNED SURVEYOR HAS NOT BEEN PROVIDED A CURRENT TITLE OPINION OR ABSTRACT OF MATTERS AFFECTING TITLE OR BOUNDARY TO THE SUBJECT PROPERTY. IT IS POSSIBLE THERE ARE DEEDS OF RECORD, UNRECORDED DEEDS, EASEMENTS OR OTHER INSTRUMENTS WHICH COULD AFFECT BOUNDARIES.

DRAWN BY: JR  
CHECKED BY: JK  
DATE: 09/25/17  
REVISED: 12/18/17  
SCALE: 1"=30'  
SURVEY DATE: -  
F.B. - PG. 1  
F.B. - PG. 2  
F.B. - PG. 3

**POOLE ENGINEERING & SURVEYING, Inc.**  
LB NO. 8745  
2145 DELTA BOULEVARD, SUITE 100  
TALLAHASSEE, FLORIDA 32303  
TELEPHONE # (850) 366-5117  
FRONT BEACH ROAD

SHEET NO.  
1  
OF 1  
JOB NO.  
16170

February 14, 2018

The date of each amendment(s) adoption: \_\_\_\_\_, if other than the date this document was signed.

Effective date if applicable: \_\_\_\_\_  
(no more than 90 days after amendment file date)

**Note:** If the date inserted in this block does not meet the applicable statutory filing requirements, this date will not be listed as the document's effective date on the Department of State's records.

**Adoption of Amendment(s) (CHECK ONE)**

- ☒ The amendment(s) was/were adopted by the members and the number of votes cast for the amendment(s) was/were sufficient for approval.
- ☐ There are no members or members entitled to vote on the amendment(s). The amendment(s) was/were adopted by the board of directors.

Dated February 26, 2018 \_\_\_\_\_

Signature Frances Casey Lowe \_\_\_\_\_

(By the chairman or vice chairman of the board, president or other officer-if directors have not been selected, by an incorporator – if in the hands of a receiver, trustee, or other court appointed fiduciary by that fiduciary)

Frances Casey Lowe

\_\_\_\_\_  
(Typed or printed name of person signing)

Incorporator

\_\_\_\_\_  
(Title of person signing)