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P. 001

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FLORIDA PROFIT/NON PROFIT CORPORATION
Heritage Oaks of Navarre Owners' Association, Inc.

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P.002

FAX No.

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**ARTICLES OF INCORPORATION OF HERITAGE OAKS OF NAVARRE
OWNERS' ASSOCIATION, INC., a Florida non-profit corporation**

The undersigned incorporator by these articles associates himself for the purpose of forming a corporation not for profit under the laws of the State of Florida, and adopts the following articles of incorporation:

ARTICLE I

NAME

The name of this corporation is Heritage Oaks of Navarre Owners' Association, Inc. For convenience, the corporation shall be referred to in this instrument as the "association," these articles of incorporation as the "articles," and the bylaws of the association as the "bylaws."

ARTICLE II

TERM OF EXISTENCE

The association shall have perpetual existence.

ARTICLE III

CORPORATE PURPOSE

This association is organized for the purpose of providing a non-profit entity under the Florida Statute 720.301-720.317 (2017) ("the Statute") for the operation of the association governing the Heritage Oaks subdivision located in Santa Rosa County, Florida.

ARTICLE IV

PRINCIPAL OFFICE / MAILING ADDRESS

The registered office, street address and mailing address of the initial principal office of the corporation is:

42 Business Centre Dr, Suite 101
Miramar Beach, FL 32550

ARTICLE V

REGISTERED AGENT

The name and street address of the initial registered office and agent of this corporation is:

Scott M. Campbell
4100 Legendary Drive, Suite 200
Destin, FL 32541

ARTICLE VI

FIRST BOARD OF DIRECTORS AND OFFICERS

The number of persons constituting the first board of directors shall be three (3) and their names and office are as follows:

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Rupert B. Phillips (Director/President)
Brian Clapp (Director/Vice President)
Joe Dobson (Director/Secretary/Treasurer)

The method of election of directors is as stated in the Bylaws.

ARTICLE VII MEMBERS

The qualification of members and the manner of their admission shall be as regulated by the Bylaws.

ARTICLE VIII INCORPORATORS

The name and address of the incorporator signing these Articles of Incorporation is:

Brian Clapp
42 Business Centre Drive, Suite 101
Miramar beach, FL 32550

ARTICLE IX BYLAWS

The association shall be governed by Bylaws.

ARTICLE X STORMWATER MANAGEMENT SYSTEM

1. **Stormwater Management System.** The association shall maintain the Stormwater Management System within the community which serve as part of the community's stormwater drainage system, and associated improvements and equipment. Maintenance of the Stormwater Management System shall mean the exercise of practices which allow the systems to provide drainage, stormwater storage, conveyance, or other surface water or stormwater management capabilities.

(i) **Definitions.** "Surface Water or Stormwater Management System" means a system which is designed and constructed or implemented to control discharges which are necessitated by rainfall events, incorporating methods to collect, convey, store, absorb, inhibit, treat, use or reuse water to prevent or reduce flooding, over drainage, environmental degradation, and water pollution or otherwise affect the quantity and quality of discharges from the system, as permitted pursuant to Chapter 62-346, F.A.C.

(ii) **Use of Property: Surface Water or Stormwater Management System.** The association shall be responsible for the maintenance, operation and repair of the surface water or stormwater management system. Maintenance of the surface water or stormwater management system(s) shall mean the exercise of practices which allow the systems to provide drainage, water storage, conveyance or other surface water or stormwater management capabilities as permitted by the Northwest Florida Water Management District. The association shall be responsible for such maintenance and


operation. Any repair or reconstruction of the surface water or stormwater management system shall be as permitted, or if modified as approved by the Northwest Florida Water Management District.

(iii) Amendment. Any amendment to these Articles or the Covenants and Restrictions that alter the surface water or stormwater management system, beyond maintenance in its original condition, including the water management portions of the common areas, must have the prior approval of the Northwest Florida Water Management District.

(iv) Enforcement. The Northwest Water Management District shall have the right to enforce, by a proceeding at law or in equity, the provisions contained in the Declaration of the association which relate to the maintenance, operation and repair of the surface water or stormwater management system.

IN WITNESS WHEREOF, I have hereunto set my hand and seal and acknowledge I am filing the forgoing Articles of Incorporation under the laws of the State of Florida effective this 7th day of February, 2018.

INCORPORATOR


Brian Clapp

REGISTERED AGENT ACCEPTANCE

I do hereby accept the foregoing designation as registered agent of HERITAGE OAKS OF NAVARRE OWNERS' ASSOCIATION, INC. Further, I am familiar with and accept the duties and obligation of such designation.


Scott M. Campbell

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