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FLORIDA PROFIT/NON PROFIT CORPORATION

Mossy Oak Villas Owners' Association, Inc.

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**ARTICLES OF INCORPORATION OF MOSSY OAK VILLAS OWNERS'
ASSOCIATION, INC., A FLORIDA NON-PROFIT CORPORATION**

The undersigned incorporator executes these articles 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 *Mossy Oak Villas 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 (2018) (the "Statute") for the operation of the Association governing the Mossy Oak Villas subdivision located in Escambia 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 7850 Kipling Street, Pensacola, FL 32514.

ARTICLE V

REGISTERED AGENT

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

Richard N. Sherrill, Esq.
CLARK PARTINGTON
125 E. Intendencia St.
Pensacola, FL 32502

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:

ERIC J. HOWELL (Director/President)
RACHELLE HOWELL (Director/Vice President/Secretary/Treasurer)
JACE W. HOWELL (Director)

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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 INCORPORATOR

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

RICHARD N. SHERRILL
125 E. Intendencia Street
Pensacola, FL 32502

ARTICLE IX BYLAWS

The Association shall be governed by Bylaws.

ARTICLE X STORMWATER MANAGEMENT SYSTEM

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 the Florida Administrative Code.

(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.

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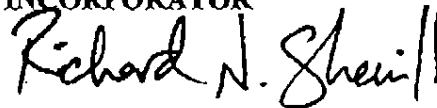
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(iii) **Amendment.** Any amendment to these Articles or the Covenants and Restrictions that alter the surface water or stormwater management system, beyond maintenance in its original condition, including the water management portions of the common 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 27th day of July, 2018.

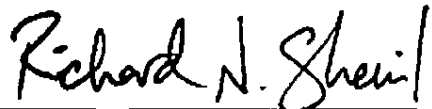
INCORPORATOR



RICHARD N. SHERRILL

REGISTERED AGENT ACCEPTANCE

I do hereby accept the foregoing designation as registered agent of MOSSY OAK VILLAS OWNERS' ASSOCIATION, INC. Further, I am familiar with and accept the duties and obligation of such designation.



RICHARD N. SHERRILL

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