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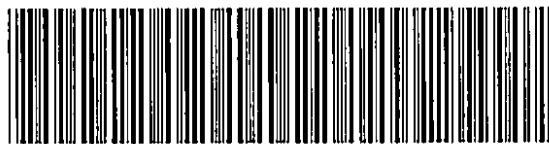
(Business Entity Name)

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19 JAN 25 AM 10:49
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

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T SCHROEDER

COVER LETTER

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

SUBJECT: TRIFECTA 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

Name (Printed or typed)

68-A FELI WAY

Address

CRAWFORDVILLE, FL 32327

City, State & Zip

850-82608245

Daytime Telephone number

francie@lowesparkman.com

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

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

ARTICLES OF INCORPORATION
TRIFECTA 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 TRIFECTA HOMEOWNERS ASSOCIATION, INC. (the "Corporation"), with its initial principal place of business as 20609 Front Beach Road, Panama City Beach, Florida 32413 and mailing address is 91 W. Wieuca N.E., Bldg. A, Suite 2000, Atlanta, Georgia 30342.

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 three (3) residential units located within Trifecta 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 within Lots 7 and 8, Block 6-A, Laguna Beach Estates in Panama City Beach, Bay County, Florida.

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19 FEB 19 AM 10:08
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

ARTICLE IV

Each homeowner within Trifecta shall be a Member of this Corporation entitled to one (1) vote. In accordance with the By-Laws each Member will also be a Director of the Corporation. The Board of Directors of the Corporation will consist of three (3) members. All business of the Corporation will be transacted upon a unanimous vote of the Members.

ARTICLE V

The current owner and developer of the Trifecta subdivision, Scenic Highway Partners, LLC 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
Lowe & Sparkman, 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 Members by unanimous vote.

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FEB 19 AM 10:08
FBI - MEMPHIS
Special meeting of the

IN WITNESS WHEREOF, the Incorporator has hereunto set her hand and seal, this
15th day of February, 2019.

Frances Casey Lowe
Frances Casey Lowe

ACCEPTANCE

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

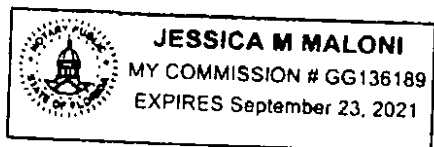
Dated this 15th day of February, 2019.

Frances Casey Lowe
Frances Casey Lowe

STATE OF FLORIDA
COUNTY OF WAKULLA

The foregoing instrument was acknowledged before me this 15th day of February, 2019, 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 15th day of February, 2019.



Jessica M. Maloni
Notary Public
State of Florida
My Commission Expires: _____

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19 FEB 19 AM 10:08
ST. CROIX COUNTY, FLORIDA
TALLAHASSEE, FLORIDA

SKETCH OF DESCRIPTION

EXHIBIT "A"

LEGAL DESCRIPTION:

HOMEOWNER'S ASSOCIATION LANDS

A PARCEL OF LAND BEING A PORTION OF LOTS 7 AND 8, LYING IN BLOCK "6-A", LAGUNA BEACH ESTATES, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 7, PAGE 33 OF THE PUBLIC RECORDS RECORDS OF BAY COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

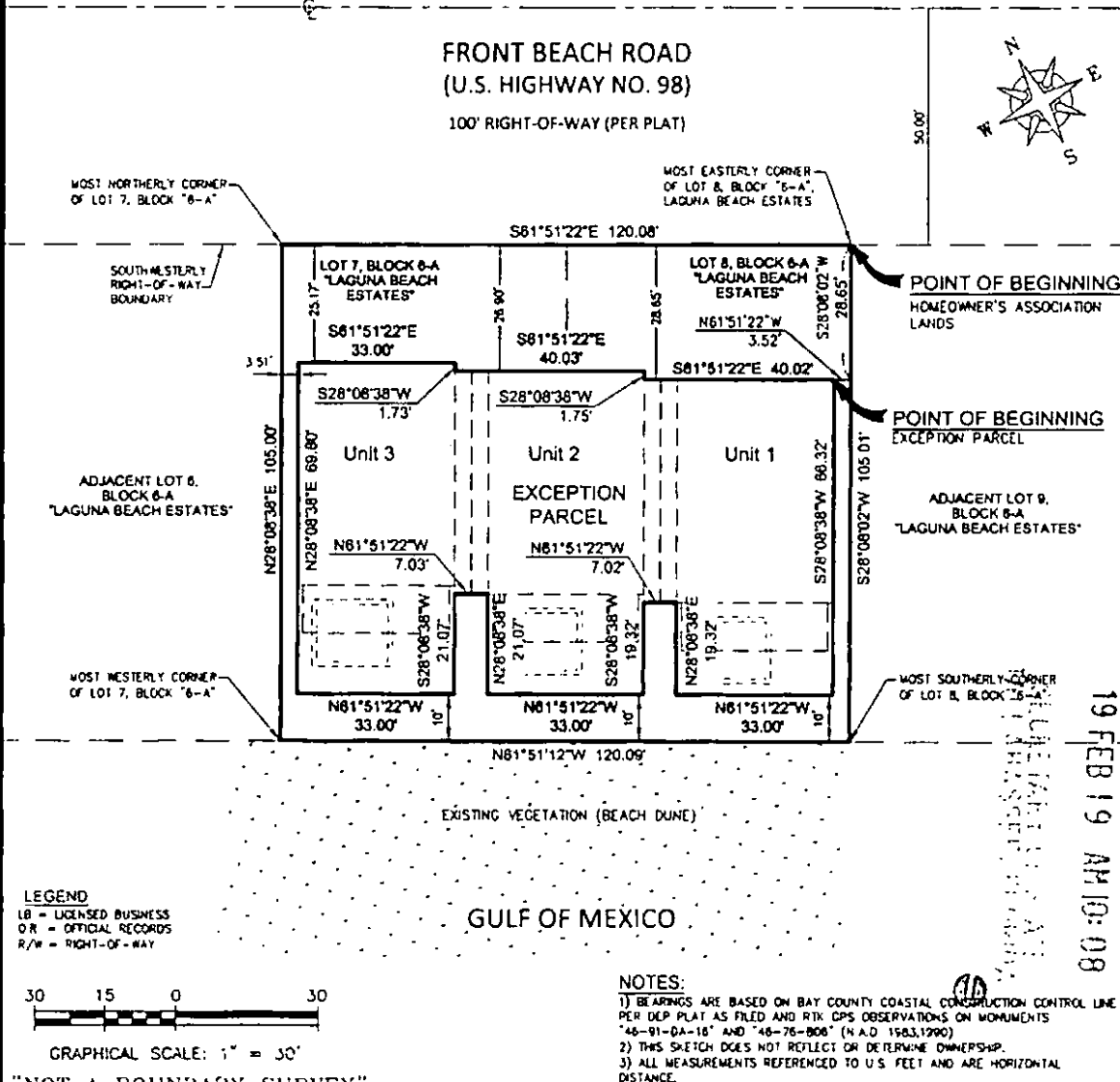
BEGINNING AT THE MOST EASTERLY CORNER OF AFORESAID LOT 8, BLOCK "6-A", LAGUNA BEACH ESTATES, SAID POINT LYING ON THE SOUTHWESTERLY RIGHT-OF-WAY BOUNDARY OF FRONT BEACH ROAD (U.S. HIGHWAY No. 98) AND THENCE RUN SOUTH 28°08'02" WEST FOR 105.01 FEET TO THE MOST SOUTHERLY CORNER OF SAID LOT 8, BLOCK "6-A"; THENCE NORTH 61°51'12" WEST FOR 120.09 FEET TO THE MOST WESTERLY CORNER OF AFORESAID LOT 7, BLOCK "6-A", LAGUNA BEACH ESTATES; THENCE NORTH 28°08'38" EAST FOR 105.00 FEET TO THE MOST NORTHERLY CORNER OF SAID LOT 7, BLOCK "6-A", SAID POINT LYING ON SAID SOUTHWESTERLY RIGHT-OF-WAY BOUNDARY OF FRONT BEACH ROAD; THENCE SOUTH 61°51'22" EAST ALONG SAID SOUTHERLY RIGHT-OF-WAY BOUNDARY FOR 120.08 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT

A PARCEL OF LAND BEING A PORTION OF LOTS 7 AND 8, LYING IN BLOCK "6-A", LAGUNA BEACH ESTATES, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 7, PAGE 33 OF THE PUBLIC RECORDS RECORDS OF BAY COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE MOST EASTERLY CORNER OF AFORESAID LOT 8, BLOCK "6-A", LAGUNA BEACH ESTATES, SAID POINT LYING ON THE SOUTHWESTERLY RIGHT-OF-WAY BOUNDARY OF FRONT BEACH ROAD (U.S. HIGHWAY No. 98) AND THENCE RUN SOUTH 28°08'02" WEST FOR 28.65 FEET; THENCE NORTH 61°51'22" WEST FOR 3.52 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 28°08'38" WEST FOR 66.32 FEET; THENCE NORTH 61°51'22" WEST FOR 33.00 FEET; THENCE NORTH 28°08'38" EAST FOR 19.32 FEET; THENCE NORTH 61°51'22" WEST FOR 7.02 FEET; THENCE SOUTH 28°08'38" WEST FOR 19.32 FEET; THENCE NORTH 61°51'22" WEST FOR 33.00 FEET; THENCE NORTH 28°08'38" EAST FOR 21.07 FEET; THENCE NORTH 61°51'22" WEST FOR 7.03 FEET; THENCE SOUTH 28°08'38" WEST FOR 21.07 FEET; THENCE NORTH 61°51'22" WEST FOR 33.00 FEET; THENCE NORTH 28°08'38" EAST FOR 69.80 FEET; THENCE SOUTH 61°51'22" EAST FOR 33.00 FEET; THENCE SOUTH 28°08'38" WEST FOR 1.73 FEET; THENCE SOUTH 61°51'22" EAST FOR 40.03 FEET TO THE POINT OF BEGINNING.

LANDS THUS DESCRIBED CONTAIN 2,188 SQUARE FEET, MORE OR LESS.



FILED

<p>NOT VALID WITHOUT THE SIGNATURE AND THE OFFICIAL PRINTED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ALTERATIONS 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.</p> <p>12-21-18</p> <p>ALAN KEM</p> <p>PROFESSIONAL SURVEYOR & MAPPER</p>	<p>THE UNDERSIGNED SURVEYOR HAS NOT BEEN PROVIDED A CURRENT TITLE 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.</p>	<p>DRAWN BY: R</p> <p>CHECKED BY: J</p> <p>DATE: 12/17/18</p> <p>REVIEWED:</p> <p>SCALE: 1" = 30'</p> <p>SURVEY DATE: -</p> <p>F.B. - PG'S -</p> <p>DATE OF SURVEY: DEED RECORDED IN D.A.B. 1808</p>	<p>POOLE ENGINEERING & SURVEYING, Inc.</p> <p>LB NO. 6745</p> <p>2145 DELTA BOULEVARD, SUITE 100</p> <p>TALLAHASSEE, FLORIDA 32303</p> <p>TELEPHONE (850) 368-5117</p> <p>20609 FRONT BEACH ROAD</p>	<p>SHEET NO</p> <p>1</p> <p>OF 1</p> <p>JOB NO</p> <p>18171</p>
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