

WI90000001763

(Requestor's Name)

(Address)

(Address)

(City/State/Zip/Phone #)

☐ PICK-UP ☐ WAIT ☐ MAIL

(Business Entity Name)

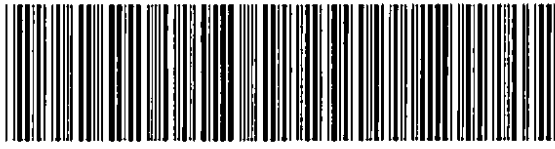
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19 FEB -4 AM 11:29

19 FEB 19 AM 10:11

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ST. CLAIR COUNTY, ILL.
CLERK OF CIRCUIT COURT

T SCHROEDER

COVER LETTER

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

SUBJECT: RETREAT AT PANAMA CITY BEACH 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

RETREAT AT PANAMA CITY BEACH 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 RETREAT AT PANAMA CITY BEACH HOMEOWNERS ASSOCIATION, INC. (the "Corporation"), with its initial principal place of business as 20125 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 two (2) residential units located within Retreat 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 Lot 3, Block "4-A", Laguna Beach Estates in Panama City Beach, Bay County, Florida.

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19 FEB 19 AM 10:12
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

ARTICLE IV

Each homeowner within Retreat at Panama City Beach 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 two (2) 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 Retreat of Panama City Beach subdivision, Scenic Highway Partners, LLC shall serve as the initial Board of Directors until residential units 1-2 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.

19 FEB 19 AM 10:12
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CLERK OF DISTRICT COURT
JANUARY 19 2019
CLERK OF DISTRICT COURT

IN WITNESS WHEREOF, the Incorporator has hereunto set her hand and seal, this

15th day of February, 2019.

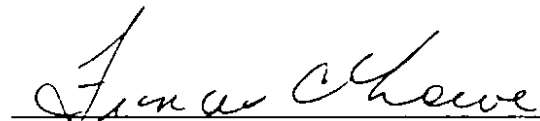


Frances Casey Lowe

ACCEPTANCE

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

Dated this 15th day of February, 2019.

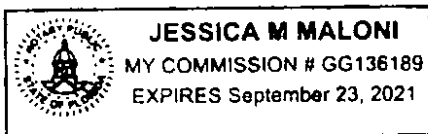


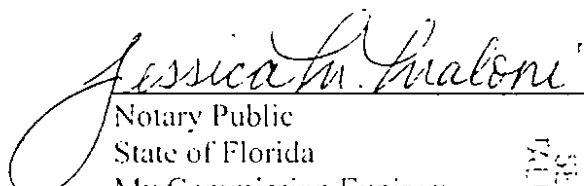
Frances Casey Lowe

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.





Notary Public
State of Florida
My Commission Expires: _____

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SECRETARY OF STATE
TALLAHASSEE, FLORIDA
40

SKETCH OF DESCRIPTION

EXHIBIT "A"

LEGAL DESCRIPTION:

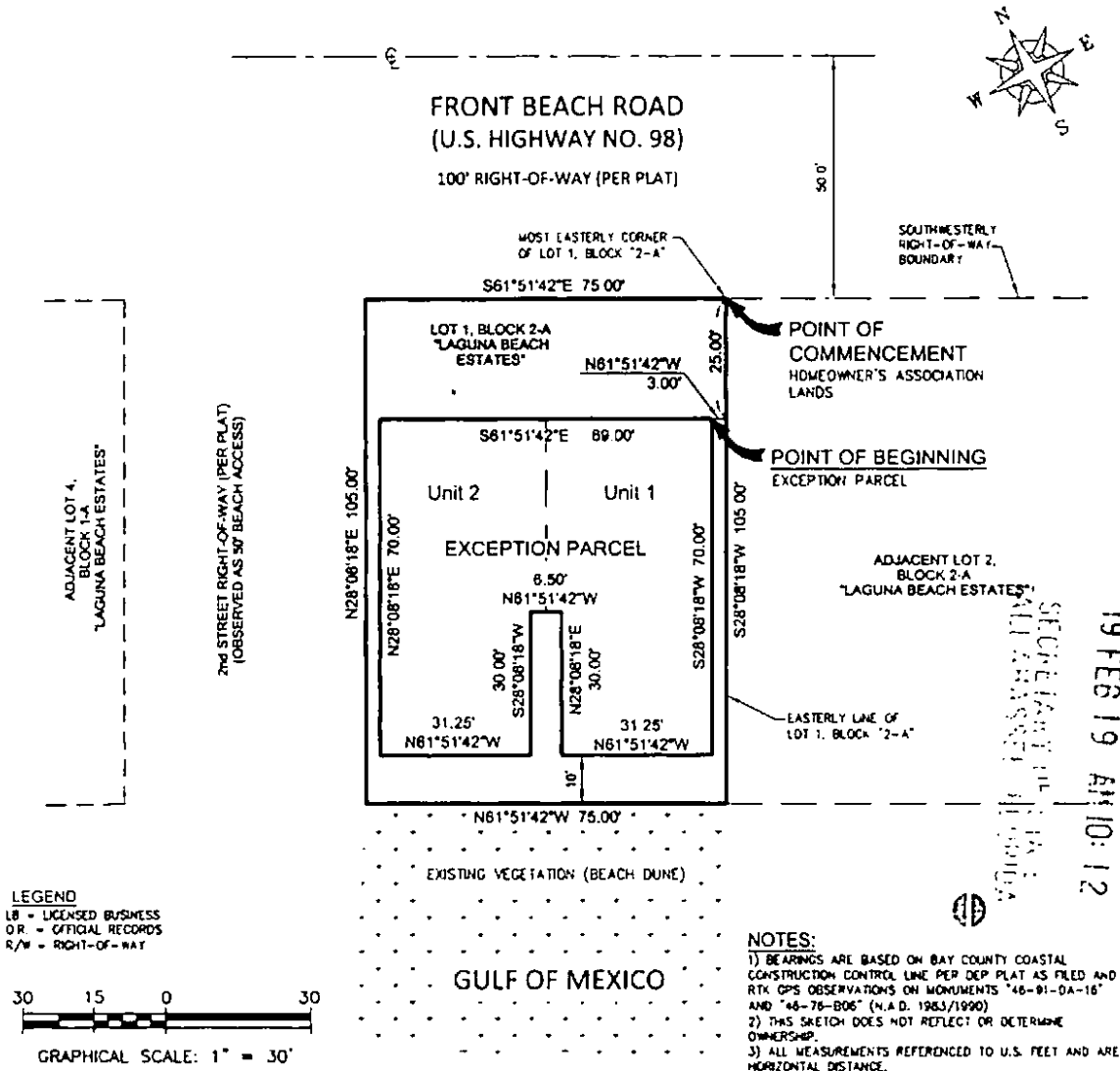
HOMEOWNER'S ASSOCIATION LANDS

A PARCEL OF LAND BEING A PORTION OF LOT 1, BLOCK "2-A", LAGUNA BEACH ESTATES, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 7, PAGE 1 OF THE PUBLIC RECORDS RECORDS OF BAY COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL OF AFORESAID LOT 1, BLOCK "2-A", LAGUNA BEACH ESTATES, LESS AND EXCEPT THE FOLLOWING DESCRIBED PARCEL:

COMMENCE AT THE MOST EASTERLY CORNER OF AFORESAID LOT 1, BLOCK "2-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°08'18" WEST ALONG THE EASTERLY LINE OF SAID LOT 1 FOR 25.00 FEET; THENCE NORTH 61°51'42" WEST FOR 3.00 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 28°08'18" WEST FOR 70.00 FEET; THENCE NORTH 61°51'42" WEST FOR 31.25 FEET; THENCE NORTH 28°08'18" EAST FOR 30.00 FEET; THENCE NORTH 61°51'42" WEST FOR 6.50 FEET; THENCE SOUTH 28°08'18" WEST FOR 30.00 FEET; THENCE NORTH 61°51'42" WEST FOR 31.25 FEET; THENCE NORTH 28°08'18" EAST FOR 70.00 FEET; THENCE SOUTH 61°51'42" EAST FOR 69.00 FEET TO THE POINT OF BEGINNING.

LANDS THUS DESCRIBED CONTAIN 3,240 SQUARE FEET, MORE OR LESS.



"NOT A BOUNDARY SURVEY"

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 ISSUING PARTY OR PARTIES IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE ISSUING PARTY OR PARTIES.

PROFESSIONAL SURVEYOR & MAPPER
1-21-19

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.

POOLE ENGINEERING & SURVEYING, Inc.
LB NO. 0745
2145 DELTA BOULEVARD, SUITE 100
TALLAHASSEE, FLORIDA 32303
TELEPHONE # (850) 386-5117
20405 FRONT BEACH ROAD

SHEET NO
1
OF 1
JOB NO
17211

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SECRETARY OF STATE
TALLAHASSEE, FLORIDA