

N19000001763

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TALLAHASSEE, FL

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COVER LETTER

TO: Amendment Section
Division of Corporations

NAME OF CORPORATION: Retreat at Panama City Beach Homeowners Association, Inc.

DOCUMENT NUMBER: N19000001763

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

Please return all correspondence concerning this matter to the following:

Frances C. Lowe, Esquire

(Name of Contact Person)

Lowe & Sparkman, P.A.

(Firm/ Company)

68-A Feli Way

(Address)

Crawfordville, FL 32327

(City/ State and Zip Code)

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

Mailing Address
Amendment Section
Division of Corporations
P.O. Box 6327

Street Address
Amendment Section
Division of Corporations
Clifton Building

AMENDED ARTICLES OF INCORPORATION
RETREAT AT PANAMA CITY BEACH HOMEOWNERS ASSOCIATION, INC.

The undersigned, acting as incorporator, does hereby adopt the following Amended 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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SECRETARY OF STATE
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 Amended 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.

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


Frances Casey Lowe

ACCEPTANCE

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

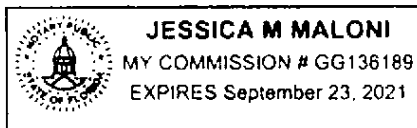
Dated this 15th day of August, 2019.


Frances Casey Lowe

STATE OF FLORIDA
COUNTY OF WAKULLA

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



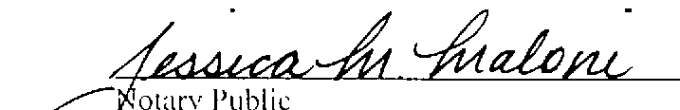

Notary Public
State of Florida
My Commission Expires: _____

EXHIBIT "A"

SKETCH OF DESCRIPTION

LEGAL DESCRIPTION

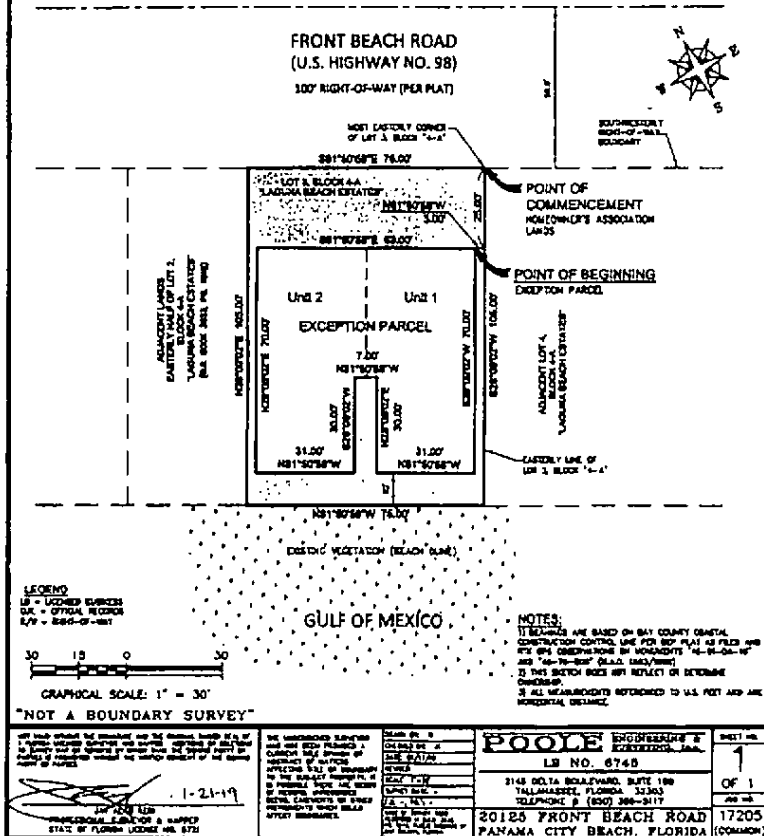
HOMEOWNER'S ASSOCIATION LANDS

A PARCEL OF LAND BEING A PORTION OF LOT 3, BLOCK "4-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 J, BLOCK "4-A", LAGUNA BEACH ESTATES, LESS AND EXCEPT THE FOLLOWING DESCRIBED PARCEL:

COMMENCE AT THE MOST EASTERLY CORNER OF AFORESAID LOT 3, BLOCK "4-A", LAQUA 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°09'02" WEST ALONG THE EASTERLY LINE OF SAID LOT 3 FOR 25.00 FEET; THENCE NORTH 61°50'58" WEST FOR 3.00 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 28°09'02" WEST FOR 70.00 FEET; THENCE NORTH 61°50'58" WEST FOR 31.00 FEET; THENCE NORTH 28°09'02" EAST FOR 30.00 FEET; THENCE NORTH 61°50'58" WEST FOR 70.00 FEET; THENCE SOUTH 28°09'02" EAST FOR 30.00 FEET; THENCE NORTH 61°50'58" WEST FOR 31.00 FEET; THENCE NORTH 28°09'02" EAST FOR 70.00 FEET; THENCE SOUTH 61°50'58" EAST FOR 69.00 FEET TO THE POINT OF BEGINNING.

LANDS THUS DESCRIBED CONTAIN 3,255 SQUARE FEET, MORE OR LESS.



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 8-15-2019

Signature Frances C. 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 C. Lowe

(Typed or printed name of person signing)

Incorporator
(Title of person signing)