

**N190000001894**

Florida Department of State  
Division of Corporations  
Electronic Filing Cover Sheet

**Note: Please print this page and use it as a cover sheet. Type the fax audit number (shown below) on the top and bottom of all pages of the document.**

(((H19000060589 3)))



H190000605893ABC5

**Note: DO NOT hit the REFRESH/RELOAD button on your browser from this page. Doing so will generate another cover sheet.**

**To:**

Division of Corporations  
Fax Number : (850)617-6381

**From:**

Account Name : HALL & RUNNELS, P.A.  
Account Number : I20010000204  
Phone : (850)337-4600  
Fax Number : (850)337-4720

**\*\*Enter the email address for this business entity to be used for future annual report mailings. Enter only one email address please.\*\***

Email Address: trey@hrlaw-destin.com

**FLORIDA PROFIT/NON PROFIT CORPORATION  
SEAVIEW TRACE AT INLET BEACH PROPERTY OWNERS'  
ASSOC**

Certificate of Status	1
Certified Copy	1
Page Count	09
Estimated Charge	\$87.50

2015 FEB 21 PM 3:53

FILED  
19 FEB 21 PM 8:26  
CLERK OF STATE  
TALLAHASSEE, FLORIDA

This Instrument Prepared By:  
Davage J. Runnels, III, Esq.  
4399 Commons Drive, East  
Suite 300  
Destin, FL 32541  
trej@jrlaw-destin.com

STATE OF FLORIDA  
COUNTY OF WALTON:

**ARTICLES OF INCORPORATION OF**  
**SEAVIEW TRACE AT INLET BEACH**  
**PROPERTY OWNERS' ASSOCIATION, INC.**

A NONPROFIT CORPORATION  
UNDER THE LAWS OF THE STATE OF FLORIDA

**BE IT KNOWN** that the undersigned, acting as incorporator of a corporation under the laws of the State of Florida, and in particular, Title XXXVI, Florida Statutes does hereby adopt the following Articles of Incorporation for such corporation.

**ARTICLE I**  
**NAME**

The name of the corporation shall be Seaview Trace at Inlet Beach Property Owners' Association, Inc. (hereinafter referred to as the "Corporation").

**ARTICLE II**  
**PERIOD OF DURATION**

The period of duration of the Corporation shall be perpetual unless terminated according to the terms of these Articles.

FILED  
19 FEB 21 PM 8:26  
CLERK OF STATE  
OF FLORIDA

ARTICLE III  
PURPOSE

The purposes for which the Corporation is organized are:

1. To furnish all services reasonably necessary, for the health, comfort, safety, welfare and enjoyment of the lot owners of the proposed subdivision to be known as Seaview Trace at Inlet Beach Subdivision (the "Subdivision"), which is located on all or a portion of that certain real property located in Walton County, Florida and more particularly described on Exhibit A attached hereto.
2. To own, manage and control all of the common areas and improvements thereon located within the exterior boundaries of the Subdivision which are intended to be devoted to the common use and enjoyment of the owners of lots in the Subdivision, including, but not by way of limitation, the maintenance of private easements or roads, any decorative fences, street islands and any detention pond for storm water drainage.
3. To administer, enforce and otherwise act in accordance with that certain Declaration of Conditions, Covenants and Restrictions for Seaview Trace at Inlet Beach executed by Declarant (hereinafter defined) and recorded in the office of the Clerk of the Circuit Court of Walton County, Florida, as may be amended from time to time (the "Declaration"), to the extent provided in the Declaration.
4. To assess, collect and direct the proper disbursement of the lot owners' pro rata shares of the costs and expenses incurred in the carrying out of said purposes in accordance with these Articles, the Bylaws for the Corporation and the rules and regulations of the Subdivision and the Declaration.

ARTICLE IV  
GENERAL POWERS

The powers of the Corporation are as follows:

1. The Corporation shall have the power to own, accept, acquire, mortgage and dispose of real and personal property, and to obtain, invest and retain funds, in advancing the purposes stated in Article III above.
2. The Corporation shall have the power to transact all business being not for profit consistent with the purposes for which this Corporation is organized and to protect the lawful rights and interests of its members in connection therewith.
3. The Corporation shall have all powers granted to it in The 2012 Florida Statutes, as amended, including those powers granted to nonprofit corporations in Title XXXVI, Chapter 617, Florida Statutes, as amended and Chapter 720, Florida Statutes, as amended.

ARTICLE V  
NAME AND ADDRESS OF INCORPORATOR

The name and address of the incorporator herein are as follows:

Davage J. Runnels, III, Esquire  
4399 Commons Drive East, Suite 300  
Destin, FL 32541

ARTICLE VI  
NAME AND ADDRESS OF INITIAL PRINCIPAL OFFICE

The name and address of the initial principal office are as follows:

Hassan Tehrani  
208 Wiregrass Lane  
Panama City Beach, FL 32407

ARTICLE VII  
MEMBERSHIP AND VOTING RIGHTS

There shall be only one (1) class of membership. The members of the Corporation shall be all of the record owners of platted lots within the Subdivision. Membership in the Corporation shall be established by recordation in the records of the Office of the Clerk of Walton County, Florida, a deed of conveyance transferring record title to a platted lot in the Subdivision and the delivery to the Corporation of an executed true copy of said deed. The owner designated by such instrument shall thereby automatically become a member of the Corporation. Membership shall be appurtenant to and may not be separated from ownership of any lot in the Subdivision, and shall cease as to any owner upon transfer of title from such owner to another owner.

Each member shall be entitled to one (1) vote for each lot owned. When more than one (1) person holds an interest in any lot all such persons shall be members. The vote for such lot shall be exercised as they, among themselves, shall determine, but in no event shall more than one (1) vote be cast with respect to any single lot.

ARTICLE VIII  
NONPROFIT CORPORATION

The Corporation shall be without capital stock, will not be operated for profit and will not distribute gains, profits or dividends to any of its members. The members of the Corporation shall not be personally liable for the debts, liabilities or obligations of the Corporation, but shall be personally liable to the Corporation for their pro rata share of costs and expenses that are attributable to members of the Corporation under these Articles, the Bylaws of the Corporation

or the Declaration. The purposes of the Corporation shall be served without pecuniary profit to any director or member of the Corporation.

ARTICLE IX  
NAME AND ADDRESS OF INITIAL REGISTERED AGENT

The name of the initial registered agent of the Corporation, and the address of the initial registered office of the Corporation are as follows:

Davage J. Runnels, III, Esquire  
4399 Commons Drive East, Suite 300  
Destin, FL 32541

The initial registered agent's written acceptance of appointment as a registered agent as required by s. 617.0501 of the Florida Statutes is attached hereto as Exhibit B.

ARTICLE X  
BOARD OF DIRECTORS

Except as provided herein, the affairs of the Corporation shall be managed by a Board of Directors. Notwithstanding anything contained in these Articles, the Bylaws of the Corporation, or the Declaration to the contrary, until Turnover, Hassan Tehrani (the "Declarant") shall have the sole and exclusive right to (1) appoint all of the members of the Board of Directors of the Corporation (subject to the rights of members other than the Declarant to elect at least one member of the Board of Directors under Section 720.307(2) of the Florida Statutes); (2) appoint all of the officers of the Corporation; (3) remove and replace any members of the Board of Directors of the Corporation; (4) appoint the members of the Architectural Review Committee ("ARC") of the Corporation as defined in and in accordance with the Bylaws; (5) amend these Articles and the Bylaws of the Corporation; and (6) take all other action on behalf of the Corporation and vote on all other matters required to be voted on or approved by the members of the Corporation. "Turnover" has the meaning set forth in the Declaration. Upon Turnover, the then-current members of the Corporation shall be entitled to vote on all the foregoing matters subject to any restrictions set forth in the Declaration and the Bylaws of the Corporation.

The initial Board of Directors of the Corporation shall be composed of three (3) directors, none of which must be a member of the Corporation. The names and addresses of the initial three (3) Directors of the Corporation are as follows:

**NAME:**

**ADDRESS:**

Hassan Tehrani  
Mark Tanney  
Nazer Cobanets

208 Wiregrass Lane, Panama City, FL 32407  
208 Wiregrass Lane, Panama City, FL 32407  
208 Wiregrass Lane, Panama City, FL 32407

Within sixty (60) days after Turnover, Declarant shall call a meeting of the Members for the purposes of (i) transitioning control of the Association to the Members, (ii) electing new directors to the Board, and (iii) electing new members of the ARC. After Turnover, all Directors must be members of the Corporation, or representatives of entities that are members of the Corporation, the number of directors shall be as set forth in the Bylaws and the members of the Association shall have the right to elect the Board of Directors as provided in the Bylaws. The number of directors may be changed by amendment of the Bylaws of the Corporation. The initial Bylaws of the Corporation shall be adopted by the Board of Directors. The power to alter, amend or repeal the Bylaws or adopt new Bylaws shall be vested in the Board of Directors of the Corporation.

#### ARTICLE XI INDEMNIFICATION

The Corporation shall indemnify every officer and director of the Corporation against any and all expenses, including counsel fees, reasonably incurred by or imposed upon any officer or director in connection with any action, suit or other proceeding (including the settlement of any such suit or proceeding, if approved by the then Board of Directors of the Corporation) to which he may be made a party by reason of being or having been an officer or director of the Corporation, whether or not such person is an officer or director at the time such expenses are incurred. The officers and directors of the Corporation shall not be liable to the members of the Corporation for any mistake of judgment, negligence or otherwise, except for their own individual willful misconduct or bad faith. The officers and directors of the Corporation shall have no personal liability with respect to any contract or other commitment made by them in good faith on behalf of the Corporation and the Corporation shall indemnify and forever hold each such officer and director free and harmless against any and all liability to others on account of any such contract or commitment. Any right to indemnification provided for herein shall not be exclusive of any other rights to which any officer or director of the Corporation may be entitled.

The directors shall exercise their powers and duties in good faith and with a view to the interest of the Corporation and the subdivision. No contract or other transaction between the Corporation and any corporation, firm or association (including the Declarant) in which one (1) or more of the directors of the Corporation is a director or officer or is pecuniarily or otherwise interested, shall be either void or voidable for such reason or because such director or directors are present at the meeting of the Board of Directors or any of the committee thereof which authorizes or approves the contract or transaction or because his or their votes are counted for such purpose, if any of the conditions specified in any of the following paragraph exists:

- (a) The fact of the common directorate or interest is disclosed or known to the Board of Directors or a majority thereof or noted in the minutes and the Board authorizes, approves or ratifies such contract or transaction in good faith by a vote sufficient for the purpose; and

(b) The fact of the common directorate or interest is disclosed or known to the members or a majority thereof and they approve or ratify the contract or transaction in good faith by a vote sufficient for the purpose; and

(c) The contract or transaction is commercially reasonable to the Corporation at the time it is authorized, ratified, approved or executed

Common or interested directors may be counted in determining the presence of a quorum at any meeting of the Board of Directors or committee thereof which authorizes, approves or ratifies any contract or transaction and may vote thereat to authorize any contract or transaction with like force and effect as if he were not such director or officer of such other corporation or not so interested.

#### ARTICLE XII ASSESSMENTS

1. To provide the total sum necessary for the insurance, reserve fund for replacements, maintenance and operation of the common areas and improvements within the Subdivision, each member for each lot owned shall pay a portion of the total amount necessary for such purposes to the Corporation. The portion to be paid by each member for each lot owned shall be equal to a fraction, the numerator of which shall be the number of lots owned by such lot owner and the denominator of which shall be the total number of lots in the Subdivision, and which the quotient of such fraction shall be multiplied by the total sum necessary for such purposes. The total number of lots in the Subdivision may be increased from time-to-time by the Declarant in its sole and absolute discretion so long as the Declarant continues to have the right to add additional property to the Subdivision in accordance with the terms of the Declaration.

2. The amount of assessment against each member as provided under the paragraph immediately above, shall be assessed by the Corporation as a lien as provided in the Declaration.

3. In addition to the annual assessments authorized above, the Corporation may levy in any assessment year special assessments for the purposes and in the manner set forth in the Declaration, as the same may be amended from time to time.

4. Each assessment shall be assessed and shall be due and payable as provided in the Declaration and the Bylaws, and upon default or payment within such period of time, the assessment shall be a lien against each lot owned by the defaulting member and against that undivided portion of the common area owned by the defaulting member, and the Corporation shall be entitled to enforce the payment of said lien according to the laws of the State of Florida and to take any other actions for collection from the defaulting party or parties. Any such lien against a lot or against the common area shall be subordinate to a recorded first mortgage covering such lot.

5. Both annual and special assessments shall be collected in the time and manner specified in the Declaration or as otherwise directed by the Corporation's directors.

ARTICLE XIII  
MISCELLANEOUS

1. Amendment. Until Turnover, these Articles may be amended at any time and from time to time by Declarant, without the consent or approval of any of the other members of the Association. After Turnover, these Articles of Incorporation may be amended, subject to the terms and provisions of the Declaration, by the affirmative vote or at least sixty-seven percent (67%) of the total voting interests of all members of the Association. All amendments to the Articles of Incorporation become effective only upon being placed of record in the Office of the Clerk of the Circuit Court of Walton County, Florida.

2. Incorporation by Reference. All of the terms, provisions, definitions, Declaration and conditions set forth in the Declaration are hereby expressly incorporated herein by reference as if fully set forth herein. In the event of any conflict or ambiguity between the terms, provisions, definitions, covenants and conditions set forth herein in these Articles and the Declaration, then the provisions of the Declaration shall at all times control. In the event of any conflict or ambiguity between the terms, provisions, definitions, covenants and conditions set forth herein in these Articles and the Association Bylaws, then the provisions of these Articles shall at all times control.

IN WITNESS WHEREOF, the incorporator has executed these Articles of Incorporation, by and through its duly authorized representative, on this the 14 day of November, 2018.

INCORPORATOR

By: 

Name: Davage J. Runnels, III

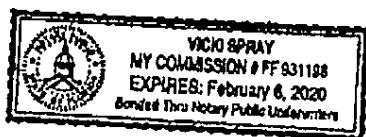
As Its: Authorized Representative

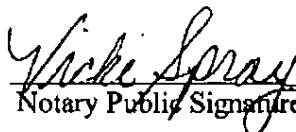
STATE OF FLORIDA

COUNTY OF Okaloosa

The foregoing instrument was acknowledged before me this 14<sup>th</sup> day of November, 2018 by Davage J. Runnels, III, as the authorized representative for Seaview Trace at Inlet Beach Property Owners' Association, Inc., a Florida corporation, on behalf of the corporation. He/she is (check one) ☒ personally known to me or ☐ produced a \_\_\_\_\_ as identification.

[SEAL]



  
Notary Public Signature

\_\_\_\_\_  
Notary Public Printed Name



**EXHIBIT "A"**

**DESCRIPTION OF THE SUBDIVISION PROPERTY**

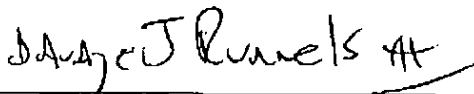
All real property described on the plat for Seaview Trace at Inlet Beach Subdivision as shown on the plat recorded in Plat Book 17, Page 75 in the Office of the Clerk of the Circuit Court of Walton County, Florida, and any additional real property made subject to the Declaration in accordance with the terms thereof.

**EXHIBIT "B"****Acceptance of Appointment as Registered Agent**

I hereby accept the appointment as registered agent for Scaview Trace at Inlet Beach Property Owners' Association, Inc. and agree to act in this capacity. I further agree to comply with the provisions of all statutes relative to the proper and complete performance of my duties, and I am familiar with and accept the obligation of my position as registered agent.



\_\_\_\_\_  
Registered Agent Signature



\_\_\_\_\_  
Registered Agent Printed Name

FILED  
19 FEB 21 PM 8:26  
CLERK OF STATE  
TALLAHASSEE, FLORIDA