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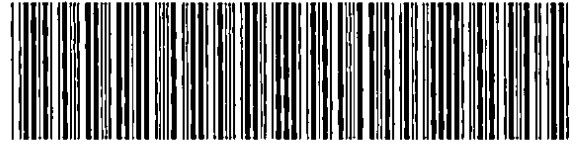
(Business Entity Name)

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2019 APR 30 AM 10:20
DIVISION OF CORPORATIONS
TALLAHASSEE, FLORIDA

D O'KEEFE

APR 30 2019

COVER LETTER

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

SUBJECT: SUNRISE-SUNSET 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 C. Lowe, Esquire
Name (Printed or typed)

68-A Feli Way
Address

Crawfordville, FL 32327
City, State & Zip

850-926-8245
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

SUNRISE-SUNSET 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 SUNRISE-SUNSET HOMEOWNERS ASSOCIATION, INC. (the "Corporation"), with its initial principal place of business as 20405 Front Beach Road, Panama City Beach, Florida 32413 and mailing address is 2500 N. Slappey Blvd., Albany, Georgia 31701.

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 Sunrise-Sunset 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 1, Block "2-A", Laguna Beach Estates in Panama City Beach, Bay County, Florida.

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SECRETARY OF STATE
FLORIDA

ARTICLE IV

Each homeowner within Sunrise-Sunset 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 Sunrise-Sunset subdivision, Southgate Holdings, 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.

IN WITNESS WHEREOF, the Incorporator has hereunto set her hand and seal, this
25th day of April, 2019.

Frances C Lowe
Frances Casey Lowe

ACCEPTANCE

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

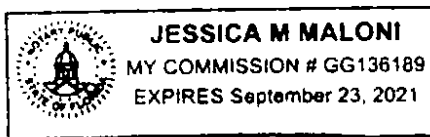
Dated this 25th day of April, 2019.

Frances C Lowe
Frances Casey Lowe

STATE OF FLORIDA
COUNTY OF WAKULLA

The foregoing instrument was acknowledged before me this 25th day of
April, 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 25th day of April, 2019.



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

FILED
2019 APR 30 AM 10:20
CLERK OF DISTRICT COURT
JACKSONVILLE, FLORIDA