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(Requestor's Name)

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(City/State/Zip/Phone #)

☐ PICK-UP

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(Business Entity Name)

(Document Number)

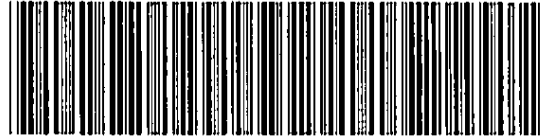
Certified Copies _____ Certificates of Status _____

Special Instructions to Filing Officer:

Office Use Only

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MAY 15 2019



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RECEIVED
MAY 15 2019
FILING OFFICE
STATE OF NEW YORK

COVER LETTER

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

SUBJECT: PELICAN CIRCLE 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: Barbara J. Chavez/Watson Sewell, PL
Name (Printed or typed)

5410 E. Co. Hwy., 30-A Suite 201
Address

Seagrove Beach, FL 32459
City, State & Zip

850-231-3465
Daytime Telephone number

barbara@watsonsewell.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
OF
PELICAN CIRCLE ASSOCIATION, INC.**

The undersigned incorporators by these articles associate themselves for the purpose of forming a corporation not for profit under the laws of the State of Florida, and adopt the following articles of incorporation:

ARTICLE I - Name

The name of this corporation is **Pelican Circle Association, Inc.** For convenience, the corporation shall be referred to in this instrument as the "Association," these articles of incorporation as the "Articles," and the bylaws of the Association as the "Bylaws."

ARTICLE II - Term of Existence

The Association shall have perpetual existence, with an effective date of May 2, 2019.

ARTICLE III - Corporate Purpose

This Association is organized for the purpose of providing an entity under the Florida Statute Chapter 720 ("the Statute") for the operation of an Owners' Association located in Walton County, Florida. The purpose of the Association is to own, maintain and preserve the common areas more particularly described as follows:

EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN

hereinafter referred to as the "Common Areas". Said Common Areas to be transferred via Quit Claim Deed, to be recorded in the Public Records of Walton County, Florida, for the mutual advantage and benefit of the owners of the Lots, Parcels and Sub-Parcels (the "Owners"), as more particularly described in the Quit Claim Deed to the Association, within the real property more particularly described as follows:

A portion of Government Lot 3 of Section 28, Township 3 South, Range 18 West, Walton County, Florida, described as follows: Commence at the most westerly corner of Lot 15, Block "A", Gulf Lake Beaches Estates Subdivision as recorded in Plat Book 3 at Page 58 of the public records of said county; thence run Northwesterly along a projection of the southerly line of said Lot 15 for 190.00 feet; thence run north 24°29'54" east and parallel the westerly line of said Lot 15 to the southerly right of way line of State Road S-30-A (100 foot right of way) for the point of beginning (said point also being on a curve concave to the northeast and having a radius of 1960.08 feet and a central angle of 25°14'08"), thence run northwesterly and along the southerly right of way line of said road for an arc distance of 863.31 feet; thence north 25°44'00" west and continue along said road R.O.W. for 366.18 feet; thence South 89°16'00" West for 605.20 feet to the west line of Government Lot 3; thence South 03°23'29" west and along the west line of Government Lot 3 for 661.74 feet; thence South 65°21'05" East for 1352.61 feet; thence North 24°29'54" East and parallel to the west line of said Lot 15 for 253.86 feet to the point of beginning.

(hereinafter the "Legal Description")

ARTICLE IV - Powers

The powers of the Association shall include and be governed by the following provisions:

The Association shall have the following specific powers:

1. To own, hold, improve, and maintain the Common Areas;
2. To fix, levy, collect and enforce payment, by Members, by any lawful means all charges and assessments pursuant to the terms of the Articles and Bylaws;
3. To pay all expenses in connection therewith and other expenses incident to the repair, maintenance and preservation of the Common Areas if deemed appropriately by the Board of Directors and within budget;
4. To enforce by legal means the provisions of these Articles and the Bylaws;
5. To employ personnel to perform the services required for the proper improvement or maintenance of the Common Areas.
6. To purchase and maintain general liability insurance on the Common Areas, if deemed appropriate by the Board of Directors; and
7. To purchase and maintain Homeowners Association Director and Officer insurance, if deemed appropriate by the Board of Directors.

All funds and the titles to all Common Areas owned by the Association shall be held in trust for the Owners in accordance with the provisions of these Articles and the Bylaws. The Association shall make no distribution of income to its members, directors or officers. Notwithstanding the above, the Association and its Members shall not be liable to the Owners or third parties for not maintaining the Common Areas, due to lack of funding or otherwise. It is not the purpose of the Association to overly burden the membership for the benefit of Owners who are not willing to voluntarily join the Association.

ARTICLE V - Principal Office/Mailing Address

The street address and mailing address of the initial principal office of the corporation is:

5410 E. Co. Hwy., 30-A, Suite 201, Seagrove Beach, FL 32459

ARTICLE VI - INITIAL REGISTERED OFFICE AND REGISTERED AGENT

The street address of the initial registered office of this corporation is 5365 E. Co. Hwy. 30A, Suite 105, Seagrove Beach, FL 32459; the name of the initial registered agent of this corporation at that address is:

WATSON SEWELL, PL.

ARTICLE VII - BOARD OF DIRECTORS

The affairs of the Association shall be managed by a Board of Directors who shall be members of the

Association. The number of Directors of the Association shall not be less than three or more than five. The names and addresses of the persons who are to serve as the initial Directors until the election and qualification of their successors are:

<u>Name</u>	<u>Address</u>	
Susan Portanova	1784 Penicuik Lane, Brentwood, TN 37027	
Alex Marks	2261 S. Berrys Chapel Rd., Franklin, TN 37069	
Daniel Duggan	4104 Main Street, Zachary, LA 70791	
Cammie Rash	868 S Curtiswood Ln., Nashville, TN 37204	
Charles Harmon	1016 Thomas Dr. Unit 110, Panama City Beach, FL 32408	

Initial Directors shall serve until a duly called Annual Meeting in 2020. Directors shall serve for a term of two years and shall hold office until qualified successors are duly elected at an annual meeting of Members. Directors may be re-elected for successive terms. Any vacancy on the Board shall be filled for the unexpired term of the vacated office by vote of the remaining directors.

ARTICLE VIII - OFFICERS

Subject to the direction of the Board, the affairs of the Association shall be administered by its officers as designated in the Bylaws of this Association. Said officers shall be elected annually by the Board. The names and address of the officers who shall serve until the first annual meeting of the Board are as follows:

<u>Name</u>	<u>Address</u>	<u>Office</u>
Alex Marks	2261 S. Berrys Chapel Rd., Franklin, TN 37069	President
Charles Harmon	1016 Thomas Dr. Unit 110, Panama City Beach, FL 32408	Vice-President
Daniel Duggan	4104 Main Street, Zachary, LA 70791	Secretary
Cammie Rash	868 S Curtiswood Ln., Nashville, TN 37204	Treasurer

ARTICLE IX - MEMBERS AND VOTING RIGHTS

Every person or entity who is a record owner of a Lot, Parcel or Sub-parcel ("Owners") within the Legal Description, as defined above, shall be eligible to be a Member of the Association. A list of the current Walton County Parcel Identification Numbers which are within the "Legal Description" and by definition an "Owner", is referenced in Exhibit B. An Owner may become a Member by executing and recording a covenant encumbering the Owner's real property subjecting their property to the levying powers of the Association. The foregoing does not

include persons or entities who hold an interest merely as security for the performance of an obligation. Membership shall be appurtenant to and may not be separated from ownership of any Lot, Parcel or Sub-parcel, which has been subjected to the levying powers of the Association.

Membership in the Association is voluntary. Owners who elect to become Members of the Association agree to share in the expenses of the Association as determined by the Board of Directors including the establishment of reserves for major repair items as determined through third party review. Members will have the right to vote on all matters relating to the common areas and will be responsible for their share of the Annual assessment which will be calculated on a "pro-rata" basis. Each Member will have 1 vote and will pay 1 assessment for each Lot or Parcel owned. By example, a Member owning 3 Lots will be entitled to 3 votes and will pay 3 assessments (one for each Lot).

An initial fee of \$1000. per Member for joining, will be used to cover corporate setup fees, remaining board walk costs, insurance, electricity and other normal operating expenses with any excess funds held in reserve to cover future capital improvements and repairs. Assessments will be determined by the Board of Directors annually. There is no obligation for the Association to maintain or repair any common area during such time that there is insufficient membership to finance such maintenance or repair.

Changes of membership in the Association shall be established by recording in the public records of Walton County, Florida, a deed or other instrument establishing a transfer of record title to a Member's Lot, Parcel or Sub-parcel. The owner(s) designated by such instrument shall thus become a Member of the Association and the membership of the prior owner(s) shall be terminated.

Each Member shall be entitled to certain voting rights as specified above or in the Bylaws. The manner of exercising voting rights shall be determined by the Bylaws.

A Member does not have authority to act for the Association solely by reason of being a Member.

ARTICLE X - Incorporators

The name and address of the incorporator signing these Articles of Incorporation is:

Susan Portanova	1784 Penicuik Lane, Brentwood, TN 37027
Alex Marks	2261 S. Berrys Chapel Rd., Franklin, TN 37069

ARTICLE XI - Bylaws

The Bylaws of the Association have initially established by the undersigned. The Bylaws may be altered, amended, modified or repealed by a majority of the Members at a duly called meeting of the Members of this Association.

ARTICLE XII - Indemnification

This Association shall indemnify and hold harmless any and all of its present or former directors, officers, employees or agent, to the full extent permitted by law. Said indemnification shall include but not be limited to the expenses, including the cost of any judgments, fines, settlements and counsel's fees actually and necessarily paid or incurred in connection with any action, suit or proceeding, whether civil or criminal, administrative or investigative, and any appeal thereof, to which any such persons or his legal representative may be made a party or may be threatened to be made a party by reason of his being or having been director, officer, employee or agent as herein provided. The foregoing right of indemnification shall not affect any other rights to which any director, officer, employee or agent may be entitled as a matter of law or which he may be lawfully granted. The Association is authorized to purchase and carry homeowner's association officer and director insurance.

ARTICLE XIII - Amendments

This Association reserves the right to amend or repeal any of the provisions contained in these Articles or any amendment hereto with the assent of seventy-five percent (75%) of the Members. No amendment shall conflict with Covenants and Restrictions contained within the Quit Claim Deed transferring the Common Areas.

ARTICLE XIV - Supremacy

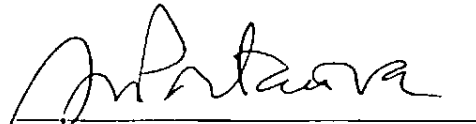
All terms herein shall have the same meaning as set forth, defined and used in Chapter 720, Florida Statutes. In the event of a conflict between the Articles and Bylaws, the Articles shall govern.

[SIGNATURE AND NOTARY PAGES TO FOLLOW]

[the remainder of this page is blank]

19 MAY -6 4:10:54
[illegible text]

IN WITNESS WHEREOF, we have hereunto set our hands and seals and acknowledge we are filing the foregoing Articles of Incorporation under the laws of the State of Florida this 3rd day of May 2019.



Susan Portanova, Director

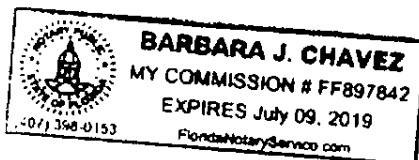
STATE OF Florida
COUNTY OF Wakulla

The foregoing instrument was acknowledged before me this 3rd day of May 2019 by Susan Portanova as Director, who is personally known to me.

WITNESS my hand and seal this 3rd day of May 2019


Affix Seal


Name: Barbara J. Chavez
Notary Public
My commission expires: 7-9-19



19 MAY -6 PM 10:54
07/398-0153

IN WITNESS WHEREOF, we have hereunto set our hands and seals and acknowledge we are filing the foregoing Articles of Incorporation under the laws of the State of Florida this 2nd day of May 2019.



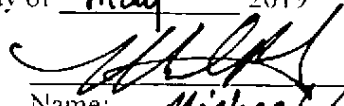
Alex Marks, President and Director

STATE OF District of Columbia
COUNTY OF Washington

The foregoing instrument was acknowledged before me this 2 day of May 2019 by Alex Marks as President and Director, who is personally known to me.

WITNESS my hand and seal this 2 day of May 2019

Affix Seal


Name: Michael Brower Jr
Notary Public
My commission expires: 03/31/2024



10 MAY -6 21 10:54
10 MAY -6 21 10:54
10 MAY -6 21 10:54

EXHIBIT A
(the "Common Areas")

All the real property described by the "Legal Description" contained within "Section I. Property Subject To This Declaration", of the Declaration of Covenants and Restrictions recorded on Official Records Book 133, Page 154, of the Public Records of Walton County, Florida (the "Declaration") and also being the "Legal Description" on the Plat of Camp Creek Lake Subdivision recorded at Plat Book 5, Page 12, the Public Records of Walton County, Florida (the "Plat"). Said Legal Description being described as follows:

A portion of Government Lot 3 of Section 28, Township 3 South, Range 18 West, Walton County, Florida, described as follows: Commence at the most westerly corner of Lot 15, Block "A", Gulf Lake Beaches Estates Subdivision as recorded in Plat Book 3 at Page 58 of the public records of said county; thence run Northwesterly along a projection of the southerly line of said Lot 15 for 190.00 feet; thence run north 24°29'54" east and parallel the westerly line of said Lot 15 to the southerly right of way line of State Road S-30-A (100 foot right of way) for the point of beginning (said point also being on a curve concave to the northeast and having a radius of 1960.08 feet and a central angle of 25°14'08"), thence run northwesterly and along the southerly right of way line of said road for an arc distance of 863.31 feet; thence north 25°44'00" west and continue along said road R.O.W. for 366.18 feet; thence South 89°16'00" West for 605.20 feet to the west line of Government Lot 3; thence South 03°23'29" west and along the west line of Government Lot 3 for 661.74 feet; thence South 65°21'05" East for 1352.61 feet; thence North 24°29'54" East and parallel to the west line of said Lot 15 for 253.86 feet to the point of beginning.

hereinafter the "Legal Description".

Less and except the following "Lots" and "Parcels":

1. Lots 1 through 32, Block A, of Camp Creek Lake Subdivision recorded at Plat Book 5, Page 12, the Public Records of Walton County, Florida;
2. Lots 1 through 16, Block B of Camp Creek Lake Subdivision recorded at Plat Book 5, Page 12, the Public Records of Walton County, Florida; and
3. The parcels labeled "Not Included in Plat", hereinafter the "Parcels".

AND

The real property located between the rear (seaward) boundary lines of Lots 1 through 15, Block A and on the Plat of Camp Creek Lake Subdivision recorded at Plat Book 5, Page 12, the Public Records of Walton

County, Florida and the mean high-tide line of the Gulf of Mexico. Said real property being the sandy beach adjoining the South/Southwest boundary of the Plat to the North/Northeast and the Gulf of Mexico to the South/Southwest, hereinafter referred to as the "Private Beach".

The above described "Real Property" includes the real property underlying or encompassing the following:

1. The area labeled the "Recreation Area" on the Plat of Camp Creek Lake Subdivision recorded at Plat Book 5, Page 12, the Public Records of Walton County, Florida;
2. The road right-of-way depicted on the Plat of Camp Creek Lake Subdivision recorded at Plat Book 5, Page 12, the Public Records of Walton County, Florida commonly known as "Pelican Circle";
3. The Private Beach between the rear (seaward) boundary lines of Lots 1 through 15, Block A on the Plat of Camp Creek Lake Subdivision recorded at Plat Book 5, Page 12, the Public Records of Walton County, Florida AND the mean high-tide line of the Gulf of Mexico; and
4. The areas labeled as "5.0' Pedestrian Easements" and "10' Pedestrian Easement" depicted on the Plat of Camp Creek Lake Subdivision recorded at Plat Book 5, Page 12, the Public Records of Walton County, Florida connecting the above described Recreation Area, Pelican Circle road right-of-way, and the Private Beach.

19 OCT - 5
4010 50
19 OCT - 5
4010 50

EXHIBIT B

<u>PARCEL ID</u>	<u>LOT NUMBER/PARCEL</u>
<u>28-3S-18-16071-00A-0010</u>	LOT 1 BLK A CAMP CREEK LAKE
<u>28-3S-18-16071-00A-0020</u>	LOT 2 BLK A CAMP CREEK LAKE
<u>28-3S-18-16071-00A-0030</u>	LOT 3 BLK A CAMP CREEK LAKE
<u>28-3S-18-16071-00A-0040</u>	LOT 4 BLK A CAMP CREEK LAKE
<u>28-3S-18-16071-00A-0050</u>	LOT 5 BLK A CAMP CREEK LAKE
<u>28-3S-18-16071-00A-0060</u>	LOT 6 BLK A CAMP CREEK LAKE
<u>28-3S-18-16071-00A-0070</u>	LOT 7 BLK A CAMP CREEK LAKE
<u>28-3S-18-16071-00A-0080</u>	LOT 8 BLK A CAMP CREEK LAKE
<u>28-3S-18-16071-00A-0090</u>	LOT 9 BLK A CAMP CREEK LAKE
<u>28-3S-18-16071-00A-0100</u>	LOT 10 BLK A CAMP CREEK LAKE
<u>28-3S-18-16071-00A-0110</u>	LOT 11 BLK A CAMP CREEK LAKE
<u>28-3S-18-16071-00A-0120</u>	LOT 12 BLK A CAMP CREEK LAKE
<u>28-3S-18-16071-00A-0130</u>	LOT 13 BLK A CAMP CREEK LAKE
<u>28-3S-18-16071-00A-0140</u>	LOT 14 BLK A CAMP CREEK LAKE
<u>28-3S-18-16071-00A-0150</u>	LOT 15 BLK A CAMP CREEK LAKE
<u>28-3S-18-16071-00A-0160</u>	LOT 16 BLK A CAMP CREEK LAKE
<u>28-3S-18-16071-00A-0200</u>	LOT 20 BLK A CAMP CREEK LAKE
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<u>28-3S-18-16071-00A-0301</u>	LOT 30 & 31 AT CAMP CREEK
<u>28-3S-18-16071-00A-0302</u>	LOT 30 & 31 AT CAMP CREEK
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<u>28-3S-18-16071-00A-0330</u>	PARCEL
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<u>28-3S-18-16071-00B-0040</u>	LOT 4 BLK B CAMP CREEK LAKE
<u>28-3S-18-16071-00B-0050</u>	LOT 5 BLOCK B CAMP CREEK LAKE

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<u>28-35-18-16071-00B-0060</u>	LOT 6 BLK B CAMP CREEK LAKE
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<u>28-35-18-16071-00B-0090</u>	LOT 9 BLK B CAMP CREEK LAKE
<u>28-35-18-16071-00B-0100</u>	LOT 10 BLK B CAMP CREEK LAKE
<u>28-35-18-16071-00B-0110</u>	LOT 11 BLK B CAMP CREEK LAKE
<u>28-35-18-16071-00B-0120</u>	LOT 12 BLK B CAMP CREEK LAKE
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<u>28-35-18-16071-00B-0140</u>	LOT 14 BLK B CAMP CREEK LAKE
<u>28-35-18-16071-00B-0150</u>	LOT 15 BLK B CAMP CREEK LAKE
<u>28-35-18-16071-00B-0160</u>	LOT 16 BLK B CAMP CREEK LAKE
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<u>28-35-18-16091-000-0070</u>	PARCEL
<u>28-35-18-16120-000-0010</u>	LOT 17 & 18 BLK A CAMP CREEK LAKE
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<u>28-35-18-16120-000-0030</u>	LOT 17 & 18 BLK A CAMP CREEK LAKE
<u>28-35-18-16120-000-0040</u>	LOT 17 & 18 BLK A CAMP CREEK LAKE
<u>28-35-18-16120-000-0050</u>	LOT 17 & 18 BLK A CAMP CREEK LAKE
<u>28-35-18-16120-000-0060</u>	LOT 17 & 18 BLK A CAMP CREEK LAKE
<u>28-35-18-16120-000-0070</u>	LOT 17 & 18 BLK A CAMP CREEK LAKE

28 MAY 2016
 10:45 AM
 45-0129 0-12261

**CERTIFICATE DESIGNATING PRINCIPAL OFFICE
OF DOMICILE FOR THE SERVICE OF PROCESS
WITHIN FLORIDA, NAMING AGENT UPON WHOM
PROCESS MAY BE SERVED**

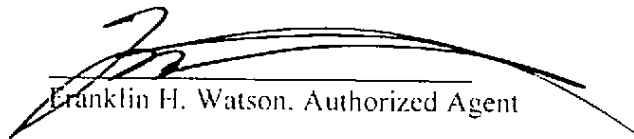
In compliance with Section 720, Florida Statutes, the following is submitted:

FIRST -- That **Pelican Circle Association, Inc.** with its principal place of business at 5410 E. Co. Hwy., 30-A, Suite 201, Seagrove Beach, FL 32459 has named Watson Sewell, PL located at 5410 E. Co. Hwy., 30-A, Suite 201, Seagrove Beach, FL 32459, as its agent to accept service of process within the State of Florida.

Having been named to accept service of process for the above stated corporation, at the place designated in this certificate, I hereby agree to act in this capacity, and I further agree to comply with the provisions of all statutes relative to the proper and complete performance of my duties, and I accept the duties and obligations of Section 617.0501 Florida Statutes.

Date: May 3, 2019

Watson Sewell, PL, a Florida professional
limited liability company


Franklin H. Watson, Authorized Agent

19 MAY -6 AM 10:54
OFFICE OF THE CLERK
JANUARY 1, 2019