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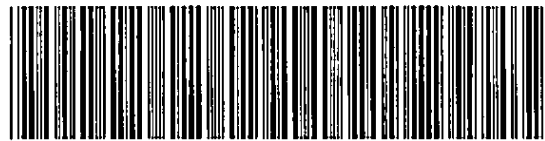
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Law Office of Brian A. Montague

43 Chanel Court

Santa Rosa Beach, FL 32459

Email: brian.m@montaguelawyer.com

Phone: 601-543-3086 (cell)

April 16, 2020

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

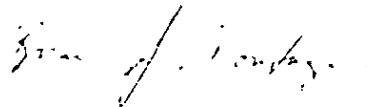
RE: **East Bay Community Association, Inc.,
a Florida Non-Profit Corporation**

Dear Sir or Ma'am:

Please find enclosed the original and two copies of *Articles of Incorporation of East Bay Community Association, Inc.*, a Florida non-profit corporation. Please also find enclosed a Regions Bank cashier's check (number 5506228092) in the amount of \$87.50 to cover the filing fee, the cost of a certificate of status, and the cost of a certified copy of the Articles. Please return the certificate and a certified copy of the articles to me at the above address.

Thank you. Please contact me with any questions at 601-543-3086 or by email at brian.m@montaguelawyer.com.

Sincerely,



BRIAN A MONTAGUE

Enclosures (4)
cc (w/o encls): Mr. Matt Brandman

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TALLAHASSEE, FL

**ARTICLES OF INCORPORATION OF
EAST BAY COMMUNITY ASSOCIATION, INC.
(A Florida Corporation Not-For-Profit)**

The undersigned presents these Articles for the purpose of forming a corporation not-for-profit under Chapter 617, Florida Statutes (the "Act"), and certifies as follows:

Article 1. Name. The name of the Corporation is East Bay Community Association, Inc. For convenience, the Corporation shall be referred to in this instrument as the "Association."

Article 2. Address. The street and mailing address of the Association's initial principal office is 412 South Arnold Road, Panama City Beach, FL 32413.

Article 3. Definitions. All capitalized terms used herein that are not defined shall have the meaning set forth in the Community Charter for East Bay, recorded or to be recorded in the Official Records of Bay County, Florida (as may be amended from time to time, the "Charter").

Article 4. East Bay. East Bay is a residential development situated in Callaway, Bay County, Florida. The development of East Bay began in or around 2006, but was discontinued in or around 2011. The former developers, desiring to form a governing structure, formed East Bay Neighborhood Association, Inc. ("Neighborhood Association") April 12, 2006. Neighborhood Association was administratively dissolved September 23, 2011, notwithstanding which East Bay remains subject to all matters contained on the Plat of Eastbay Phase 1A recorded in Plat Book 22, beginning at Page 60, of the Public Records of Bay County, Florida. These Articles are being filed, as the current developers wish to create a new owners' association with purposes similar to those of Neighborhood Association but that is separate and distinct, is led by new directors, and operates in keeping with the new Charter.

Article 5. Purposes. The Association does not contemplate pecuniary gain or benefit, direct or indirect, to its members. By way of explanation and not of limitation, the purposes for which the Association is organized are:

(a) to be and constitute the Association to which reference is made in the Charter, to perform all obligations and duties of the Association, and to exercise all rights and powers of the Association, as set forth in the Governing Documents and as provided by law;

(b) to provide an entity for the furtherance of the interests of the owners of real property now and hereafter made subject to the Charter (such real property is referred to in these Articles as the "Community");

(c) to be prepared to accept a transfer of all assets of Neighborhood Association, as part of its winding down and pursuant to Article IX of Neighborhood Association's Articles of Incorporation (upon dissolution of Neighborhood Association, "all of the assets of the

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BAY COUNTY, FLORIDA

Neighborhood Association shall be transferred to another nonprofit owners' association or governmental agency having a similar purpose")

Article 6. Powers. In furtherance of its purposes, the Association shall have the following powers, which, unless indicated otherwise by the Charter or the Association's By-Laws, may be exercised by the Board of Directors:

(a) all of the powers conferred upon corporations not-for-profit by common law and Florida statutes in effect from time to time, including, without limitation, the power to sue and be sued; and

(b) all of the powers necessary or desirable to perform the obligations and duties and to exercise the rights and powers set out in these Articles, the By-Laws, and the Charter, including, without limitation, the following:

(i) to fix, levy, collect, and enforce payment of all charges or assessments authorized by the Charter by any lawful means; to pay all expenses in connection therewith and all administrative and other expenses incident to conducting the business of the Association including all licenses, taxes, or governmental charges levied or imposed against the property of the Association;

(ii) to manage, control, operate, maintain, repair, and improve the common areas and facilities, any property subsequently acquired by the Association, the surface water management system serving the Community, and any property owned by another for which the Association, by rule, regulation, declaration, or contract, has a right or duty to provide such services;

(iii) to make rules and regulations and to enforce covenants, conditions, or restrictions affecting any property to the extent the Association may be authorized to do so under the Charter or By-Laws;

(iv) to engage in activities that will actively foster, promote, and advance the common interests of all owners of property subject to the Charter;

(v) to buy or otherwise acquire, sell or otherwise dispose of, mortgage or otherwise encumber, exchange, lease, hold, use, operate, and otherwise deal in and with real, personal, and mixed property of all kinds and any right or interest therein for any purpose of the Association;

(vi) to borrow money for any purpose subject to such limitations as may be contained in the Charter and By-Laws;

(vii) to enter into, make, perform, and enforce contracts of every kind and description, including but not limited to contracts for garbage and trash collection, maintenance and upkeep, internet and telephone service, and any other services, and to do all other acts

necessary, appropriate, or advisable in carrying out any purpose of the Association, with or in association with any other corporation or other entity or agency, public or private;

(viii) to act as agent, trustee, or other representative of other corporations, firms, or individuals, and as such to advance the business or ownership interests in such corporations, firms, or individuals;

(ix) to adopt, alter, and amend or repeal such By-Laws as may be necessary or desirable for the proper management of the Association's affairs; provided, any amendment is subject to Member approval as required in the By-Laws, and such By-Laws may not be inconsistent with or contrary to any provisions of the Charter; and

(x) to provide any and all supplemental municipal services to the Community as may be necessary or desirable.

The foregoing enumeration of powers shall not limit or restrict in any manner the exercise of other and further rights and powers that may now or hereafter be allowed or permitted by law; and the powers specified in each of the paragraphs of this Article are independent powers, not to be restricted by reference to or inference from the terms of any other paragraph or provision of this Article.

Article 7. Members. The Association shall be a membership corporation without certificates or shares of stock. There shall be two classes of membership, as more fully set forth in the Charter. The Owner of each Unit, as those capitalized terms are defined in the Charter, shall be a member of the Association and shall be entitled to a vote for such Unit as provided in the Charter and the By-Laws. In addition, the Founder (as identified and defined in the Charter) shall be a Member and entitled to vote for such period as provided in the Charter.

Change of an Owner's membership in the Association shall be established by recording in the Official Records of Bay County, Florida, a deed or other instrument establishing record title to a Unit. Upon such recordation, the Owner designated by such instrument shall become a member of the Association and the membership of the prior Owner shall terminate.

Article 8. Board of Directors. A Board of Directors shall conduct, manage, and control the Association's business affairs. The Board may delegate its operating authority to such companies, individuals, or committees as it, in its discretion, may determine.

The initial Board shall consist of three members. The names and addresses of the initial directors, who shall serve until their successors are elected and have qualified, or until removed, are as follows:

Michael J. Goellner
901 Cooks Street
Panama City, FL 32404

Matthew A. Brandman
400 South Arnold Road
Panama City Beach, FL 32413

Hunter Collins
400 South Arnold Road
Panama City Beach, FL 32413

Article 9. Liability of Directors. No director of the Association, including any director appointed by the Founder, shall be personally liable to the Association or its members for monetary damages for breach of duty of care or other duty as a director, if such person acted in good faith and in a manner he or she reasonably believed to be in, or not opposed to, the best interests of the Association and, with respect to any criminal action or proceeding, had no reasonable cause to believe that such action was unlawful. The termination of any such action, suit, or proceeding by judgment, order, settlement, conviction, or a plea of nolo contendere or its equivalent shall not in and of itself create a presumption that the director did not act in good faith and in a manner he or she reasonably believed to be in, or not opposed to, the best interest of the Association or that he or she had reasonable cause to believe that his or her conduct was unlawful. No amendment to or repeal of this Article shall apply to or have any effect on the liability or alleged liability of any director for or with respect to any acts or omissions of such director occurring prior to such amendment or repeal.

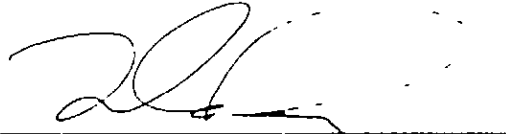
Article 10. Amendments. Until termination of the Founder Control Period, and subject to Florida law, the Founder may unilaterally amend these Articles for any purpose. Thereafter, amendments to these Articles of Incorporation may be proposed and adopted upon a resolution duly adopted by the Board and the affirmative vote or written consent of Members representing at least 67% of the total votes in the Association. In addition, during the Development and Sale Period any amendment shall require the Founder's consent. No amendment may be in conflict with the Charter, and no amendment shall be effective to impair or dilute any rights of the Members granted under the Charter.

Article 11. Existence; Dissolution. The Association is intended to have perpetual existence, unless dissolved in accordance with the procedures set forth in the Act. Upon dissolution or final liquidation or, if otherwise permitted by law, upon partial liquidation of the Association, any assets remaining after satisfaction of all debts of the Association shall be distributed in accordance with a plan of distribution recommended by the Association's board of directors and approved (a) at a duly called meeting of the Association by Members entitled to cast at least a majority of the votes which the Members present at such meeting or represented by proxy are entitled to cast, and (b) by the Founder, if such dissolution is proposed prior to termination of the Development and Sale Period.

Article 12. Incorporator. The name of the incorporator of the Association is Matt Brandman, 400 South Arnold Road, Panama City Beach, FL 32413.

Article 13. Registered Agent and Office. The initial registered office of the Association is 43 Chanel Court, Santa Rosa Beach, Florida 32459, and the initial registered agent at such address is Brian A Montague.

IN WITNESS WHEREOF, the undersigned Incorporator has executed these Articles of Incorporation this 15 day of April, 2020.

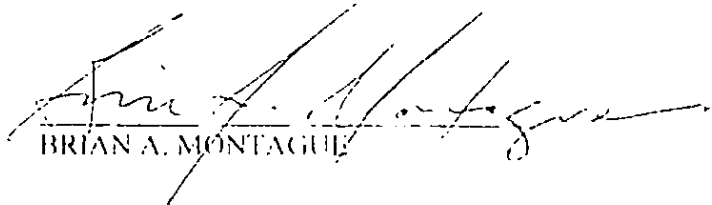
A handwritten signature in black ink, appearing to read 'Matthew A. Brandman', is written over a horizontal line.

MATTHEW A. BRANDMAN
INCORPORATOR

CERTIFICATE OF ACCEPTANCE OF DESIGNATION OF REGISTERED AGENT OF
EAST BAY COMMUNITY ASSOCIATION, INC.

Pursuant to Section 617.0501, Fla. Stat. (2019), Brian A Montague, 43 Chanel Court, Santa Rosa Beach, Florida 32459, having been named as registered agent to accept service of process upon the East Bay Community Association, Inc., hereby accepts the appointment as registered agent, agrees to act in that capacity, and agrees to comply with the provisions of all statutes relating to the proper and complete performance of his duties as registered agent, acknowledging hereby that he is familiar with and accepts the obligations of his position as registered agent.

IN WITNESS WHEREOF the undersigned has executed this certificate in Santa Rosa Beach, Walton County, Florida, on this the 15th day of April, 2020.


BRIAN A. MONTAGUE