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## FLORIDA PROFIT/NON PROFIT CORPORATION

La Bella Vita Estates Homeowners Association, Inc.

Certificate of Status	0
Certified Copy	0
Page Count	01 7
Estimated Charge	\$70.00

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**ARTICLES OF INCORPORATION  
OF  
LA BELLA VITA ESTATES HOMEOWNERS ASSOCIATION, INC.**

THE UNDERSIGNED, by these Articles associate themselves for the purpose of forming a corporation not for profit under Chapter 617 and Chapter 720, Florida Statutes, and certify as follows:

**ARTICLE I. NAME AND ADDRESS**

The name of the corporation shall be "La Bella Vita Estates Homeowners Association, Inc." (the "Association") and the street address of its initial principal office is 208 N. Wall Street, Intertown Beach, Florida 32461.

**ARTICLE II. PURPOSE**

The purposes for which the Association is organized are:

- (A) To be and constitute the Association to which reference is made in the Declaration of Covenants, Conditions, Restrictions and Easements for La Bella Vita Estates ("Declaration") to be recorded in the Public Records of Walton County, Florida.
- (B) To perform all obligations and duties of the Association, and to exercise all rights and powers of the Association, as specified in the Declaration, these Articles, in the Bylaws and as provided by law; and
- (C) To provide an entity for the furtherance of the interests of the owners of real property subject to the Declaration.

**ARTICLE III. POWERS**

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

- (A) The Association shall have all of the powers conferred upon a not-for-profit corporation under Florida statutory and common law and 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 Bylaws, the Declaration, and as provided by law, including, without limitation, the power:
  - i. To fix and to collect assessments and other charges to be levied against property subject to the Declaration;
  - ii. To manage, control, operate, maintain, repair and improve property subject to the Declaration or any other property for which the Association by rule, regulation, covenant or contract has a right or duty to provide such services;

iii. To enforce covenants, conditions or restrictions affecting any property to the extent the Association is authorized to do so under these Articles, the Declaration, the Bylaws, or as provided by law;

iv. To engage in activities which will actively foster, promote and advance the common interests of all owners of real property subject to the Declaration;

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, subject to such limitations as may be set forth in these Articles, the Declaration, the Bylaws, or provided by law;

vi. To borrow money for any purpose, subject to such limitations as may be contained in these Articles, the Declaration, the Bylaws, or as provided by law;

vii. To enter into, make, perform or enforce contracts of every kind and description 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 individual, association, 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. Upon affirmative vote of at least 2/3 of the members of the Association, to adopt, alter and amend, or repeal such Bylaws as may be necessary or desirable for the proper management of the affairs of the Association; provided, however, such Bylaws may not be inconsistent with or contrary to any provision of the Declaration;

x. To provide any and all supplemental municipal or county services to the real property subject to the Declaration as may be necessary or proper;

xi. To operate, maintain and manage any storm water management system and any storm water discharge facility in a manner consistent with the requirements of Northwest Florida Water Management District ("District") and applicable District rules, Walton County, any other local, state or federal regulatory agency; and shall also assist in the enforcement of the Declaration; and

xii. To levy and collect adequate assessments against members of the Association for the costs of maintenance and operation of the surface water and stormwater management system. The assessments shall be used for maintenance and repair of the surface water and stormwater management systems including, without limitation, within retention areas, drainage structures and drainage easements. (La Bella Vita Estates is exempt from a Northwest Florida Water Management District Permit under a 10-2 exemption, due to the small size of the property.)

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

(B) The Association shall make no distributions of income to its members, directors or officers.

#### **ARTICLE IV. MEMBERS**

(A) The Owner of each Lot, as that term is defined in the Declaration, shall be a Class "A" member of the Association (hereafter "Member") and shall be entitled to vote in accordance with terms of the Declaration and Bylaws, except there shall be no vote for any Lot owned by the Association. The manner of exercising voting rights shall be as set forth in the Declaration and in the Bylaws of the Association.

(B) Transfer of membership in the Association shall be established by recording in the Official Records of Walton County, a deed or other instrument establishing record title to real property subject to the Declaration. Upon such recordation, the owner designated by such instrument shall become a Member of the Association and the membership of the prior owner shall be terminated.

(C) The share of a Member in the funds and assets of the Association cannot be assigned, hypothecated or transferred in any manner, except as an appurtenance of such Member's ownership of a Lot subject to the Declaration.

(D) The Declarant (as defined in the Declaration) of La Bella Vita Estates Subdivision shall be a Class "B" Member of the Association with the manner of exercising voting rights more specifically described in the Declaration and Bylaws of the Association.

(E) The Declarant reserves the right in the Declaration to add additional members of the Association if property is annexed into the Subdivision created by the Declaration.

#### **ARTICLE V. TERM**

The Association shall be of perpetual duration.

#### **ARTICLE VI. DIRECTORS**

(A) The affairs of the Association will be managed by a Board consisting of not less than three (3) nor more than five (5) directors who shall be designated or elected as hereinafter set forth. Directors must be Members of the Association after turnover of control of the Association from the Declarant (as defined in the Declaration) to the homeowners.

(B) The method of election, removal and filling of vacancies on the Board of Directors and the term of office of directors shall be as set forth in the Declaration and Bylaws.

(C) The Board may designate its operating authority to such corporations, individuals and committees as it, in its discretion, may determine.

#### **ARTICLE VII. BY-LAWS**

The first By-Laws of the Association shall be adopted by the Board of Directors and may be altered, amended or rescinded in the manner provided by the By-Laws.

#### **ARTICLE VIII. LIABILITY OF OFFICERS AND DIRECTORS**

To the fullest extent that the Florida Not For Profit Corporation Act, as it exists on the date hereof or as it may hereafter be amended, permits the limitation or elimination of the liability of officers and directors, no officer nor director of the Association shall be personally liable to the Association, or its members for monetary damages for breach of duty of care or other duty as an officer or director. This limitation of liability shall not extend to an officer's or director's intentional acts of fraud, misrepresentation, theft, or other intentional acts causing damages to the Association and Members. No amendment to or repeal of this Article shall apply to or have any effect on the liability or alleged liability of any officer or director of the Association for or with respect to any acts or omissions of such officer or director occurring prior to such amendment or repeal.

#### **ARTICLE IX. AMENDMENTS**

Amendments to the Articles of Incorporation shall be proposed and adopted in the following manner:

(A) Notice of the subject matter of a proposed amendment shall be included in the notice of any meeting at which a proposed amendment is considered;

(B) A resolution for the adoption of a proposed amendment may be proposed either by a majority vote of the Board of Directors or by seventy-five percent (75%) of the Members of the Association. Directors and Members not present in person or by proxy at the meeting considering the amendment may express their approval in writing provided such approval is delivered to the secretary or assistant secretary at or prior to the meeting. Except as elsewhere provided, such approvals to adopt a proposed amendment to these Articles must be by not less than two thirds (2/3) of the vote of the entire membership of the Association;

(C) Provided, however, that no amendment shall make any changes in the qualifications for membership nor the voting rights of Members without approval in writing by all Members and the joinder of all record owners of mortgages upon any property owned by the Declarant, Members or the Association;

(D) Provided, further, that no amendment shall abridge, limit or alter the rights reserved by or granted to the Declarant, its successors or assigns, or any successor Declarant, by these Articles, the By-Laws, or the Declaration without the prior written consent of the Declarant, its successors or assigns, or a successor Declarant.

#### **ARTICLE X. DISSOLUTION**

The Association may be dissolved only upon a resolution duly adopted by the Board of Directors and the affirmative vote of Owners representing at least 75% of the total Class "A" votes in the Association, and the consent of the Declarant so long as the Declarant owns any property subject to the Declaration or which may be unilaterally annexed and subjected to the Declaration by the Declarant. Upon dissolution of the Association, any remaining real property assets of the Association shall be dedicated to an appropriate public agency to be used for purposes similar to those for which the Association was created. In the event that such dedication is refused, such assets shall be granted, conveyed and assigned to any nonprofit corporation, association, trust or other organization to be devoted to such similar purposes. Further, the responsibility for the operation and maintenance of the surface water or stormwater management system must be transferred to and accepted by an entity which will comply with Rule 62-330.310, Florida Administrative Code, and Applicant's Handbook Volume I, Section 12.3, as may be subsequently amended, and be approved by the District prior to such termination, dissolution or liquidation.

#### **ARTICLE XI. MERGER AND CONSOLIDATION**

The Association may merge or consolidate only upon a resolution duly adopted by the Board of Directors and the affirmative vote of Owners representing at least a 2/3 vote of the total Class "A" votes in the Association, and the consent of the Declarant so long as the Declarant owns any property subject to the Declaration or any property which may be unilaterally annexed and subjected to the Declaration by the Declarant, its successors or assigns, or successor Declarant.

#### **ARTICLE XII. INCORPORATOR**

The name of the incorporator of the Association is Laura Pentel-Klang, Esq., 4475 Legendary Drive, Destin, FL 32541.

#### **ARTICLE XIII. APPOINTMENT OF REGISTERED AGENT AND OFFICE**

Laura Pentel-Klang is hereby appointed to serve as Registered Agent of the Association. The street address of the Registered Office of the Registered Agent is 4475 Legendary Drive, Destin, FL 32541.

IN WITNESS WHEREOF, the subscriber has affixed her signature this 26<sup>th</sup> day of May, 2020.

  
Laura Pentel-Klang

STATE OF FLORIDA  
COUNTY OF OKALOOSA

The foregoing instrument was acknowledged before me this 20<sup>th</sup> day of May, 2020 by Laura Pentel-Klang by means of ☒ physical presence or ☐ on-line notarization, who is personally known to me.

(SEAL)



*Lisa R. Bolton*

Notary Public

My Commission Expires

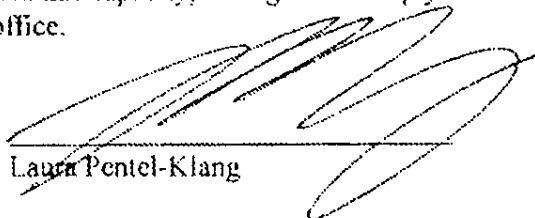
CERTIFICATE DESIGNATING PLACE OF BUSINESS OR DOMICILE  
FOR THE SERVICE OF PROCESS WITHIN THIS STATE, NAMING AGENT UPON  
WHOM PROCESS MAY BE SERVED.

In pursuance of Chapter 48.091, Florida Statutes, the following is submitted, in compliance with said Act:

First -- That La Bella Vita Estates Homeowners Association, Inc., desiring to organize under the laws of the State of Florida with its principal office as indicated in these Articles of Incorporation, has named Laura Pentel-Klang, located at 4475 Legendary Drive, Destin, FL 32541, County of Okaloosa, State of Florida, as its agent to accept service of process within this state.

ACKNOWLEDGMENT:

Having been named to accept service of process for the above stated corporation, at the place designated in this Certificate, I hereby accept the Act in this capacity, and agree to comply with the provision of said Act relative to keeping open said office.

  
Laura Pentel-Klang