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FLORIDA PROFIT/NON PROFIT CORPORATION
Melbourne Beach Homes Owners Association, Inc.

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ARTICLES OF INCORPORATION

OF

MELBOURNE BEACH HOMES OWNERS ASSOCIATION, INC.

The undersigned incorporator, desiring to form a corporation not for profit under Chapter 617, Florida Statutes, hereby adopts the following Articles of Incorporation:

ARTICLE I

NAME

The name of the corporation will be MELBOURNE BEACH HOMES OWNERS ASSOCIATION, INC. (the "Association").

ARTICLE II

PRINCIPAL OFFICE AND MAILING ADDRESS

The address of the principal office and mailing address of the Association will be 119 Signature Drive, Melbourne, FL 32951.

ARTICLE III

PURPOSES AND POWERS

The objects and purposes of the Association are those expressed in the Declaration of Easements, Covenants and Restrictions for Harbor Island Oceanfront recorded (or to be recorded) in the Public Records of Brevard County, Florida, as hereafter amended and/or supplemented from time to time (the "Declaration").

Capitalized terms not defined in these Articles have the meanings given to them in the Declaration.

The Association will have all of the common law and statutory powers of a corporation not for profit which are not in conflict with the terms of these Articles and the Declaration. The Association will also have all of the powers necessary to implement the purposes of the Association as set forth in the Declaration and to provide for the general health and welfare of its membership, including, without limitation, (a) to contract for the management of the Association and to delegate to the party with whom such contract has been entered into (which may be an affiliate of Developer) the powers and duties of the Association, except those which require specific approval of the Board of Directors or Members, and (b) all the powers granted to a homeowners association under Chapter 720 of the Florida Statutes, as amended or replaced from time to time.

ARTICLE IV

CORPORATE EXISTENCE AND DISSOLUTION

The existence of Association will commence with the filing of these Articles of Incorporation with the Secretary of State, Tallahassee, Florida. Association will exist in perpetuity.

ARTICLE V

MEMBERS

Section 1. Membership. Developer and every person or entity who is a record Owner of a fee or undivided fee interest in any Lot which is subject by covenants of record to assessment by Association shall be a Member of Association, as more particularly provided in the Declaration.

Section 2. Voting Rights. Association shall have two (2) classes of voting membership, Class A Members and the Class B Member, which is Developer, as more particularly described in the Declaration.

Section 3. General Matters. When reference regarding voting is made herein, or in the Declaration, Bylaws, Rules and Regulations, management contracts or otherwise, to a majority or specific percentage of the Members, such reference will be deemed to be a reference to a majority or specific percentage of the votes of Members and not of the Members themselves.

ARTICLE VI

BOARD OF DIRECTORS

Section 1. Management by Directors. The property, business and affairs of the Association will be administered by a Board of Directors, which will consist of not less than three (3) persons, and not more than four (4) persons, as may be determined from time to time as provided in the Bylaws.

Section 2. Original Board of Directors. The first Board of Directors of Association shall be appointed by Developer and will hold office until the first annual meeting of Members and thereafter until qualified successors have been duly elected and taken office in accordance with the Bylaws of the Association.

ARTICLE VII

AMENDMENTS

Section 1. Prior to the Turnover Date, the Board of Directors alone will have the power in its sole and absolute discretion to amend these Articles. On and after the Turnover Date, amendments to these Articles of Incorporation will require the affirmative vote of Members casting

at least seventy five percent (75%) of the total votes of the Members if there are 4 Directors, and at least two thirds (2/3) of the total votes of the Members if there are 3 Directors.

Notwithstanding the foregoing, until Developer has sold, transferred or conveyed ninety percent (90%) of the total number of Lots that Developer plans to develop within the Community, any amendment to these Articles of Incorporation will require the consent of Developer. No amendment may remove, revoke or modify any right or privilege of Developer without the written consent of Developer or the assignee of such right or privilege.

ARTICLE VIII

INCORPORATOR

The name and address of the incorporator of this corporation are:

Dan Winkler 119 Signature Drive, Melbourne Beach, FL 32951

ARTICLE IX

INDEMNIFICATION

Section 1. Association will indemnify any person who was or is a party or is threatened to be made a party to any threatened, pending or contemplated action, suit or proceeding, whether civil, criminal, administrative or investigative, by reason of the fact that he/she is or was a director, employee, officer or agent of Association, against all expenses (including attorneys' fees and appellate attorneys' fees), judgments, fines and amounts paid in settlement actually and reasonably incurred by him/her in connection with such action, suit or proceeding, unless (a) it is determined by a court of competent jurisdiction, after all available appeals have been exhausted or not pursued by the proposed indemnitee, that he/she did not act in good faith or that he/she acted in a manner he/she believed to be not in or opposed to the best interest of Association, and, with respect to any criminal action or proceeding, that he/she had reasonable cause to believe his/her conduct was unlawful, and (b) such court further determines specifically that indemnification should be denied. The termination of any action, suit or proceeding by judgment, order, settlement, conviction, or upon a plea of nolo contendere or its equivalent will not, of itself, create a presumption that the person did not act in good faith or did act in a manner which he/she believed to be not in or opposed to the best interest of Association, and with respect to any criminal action or proceeding, that he/she had reasonable cause to believe that his conduct was unlawful.

Section 2. To the extent that a director, officer, employee or agent of Association has been successful on the merits or otherwise in defense of any action, suit or proceeding referred to in Section 1 above or in defense of any claim, issue or matter therein, he/she will be indemnified against expenses (including attorneys' fees and appellate attorneys' fees) actually incurred by him/her in connection therewith.

Section 3. The indemnification provided by this Article will not be deemed exclusive of any other rights to which those seeking indemnification may be entitled under any bylaw, agreement,

vote of Members or otherwise, both as to action in his/her official capacity while holding such office or otherwise, and will continue as to a person who has ceased to be director, officer, employee or agent and will inure to the benefit of the heirs, executors and administrators of such person.

Section 4. Association will have the power to purchase and maintain insurance on behalf of any person who is or was a director, officer, employee or agent of Association, or is or was serving at the request of Association as a director, officer, employee or agent of another corporation, partnership, joint venture, trust or other enterprise. Such insurance will cover any liability asserted against him/her which is enumerated in the policy and incurred by him/her in any such capacity, or arising out of his status as such, whether or not Association would have the power to indemnify him/her against such liability under the provisions of this Article.

ARTICLE X

DESIGNATION OF REGISTERED AGENT

Until changed, Adam G. Gutin, Esquire will be the registered agent of Association and the registered office will be at Nason, Yeager, Gerson, Harris & Fumero, P.A., 3001 PGA Boulevard, Suite 305, Palm Beach Gardens, Florida 33410.

ARTICLE XI

MISCELLANEOUS

Section 1. In the event of any conflict between these Articles of Incorporation and the Bylaws, these Articles will control, and in the event of any conflict between these Articles of Incorporation and the Declaration, the Declaration will control.


Section 2. Association is not organized for profit, and no part of the net earnings, if any, will inure to the benefit of any Member, person or entity.

Section 3. Association shall operate, maintain and manage the surface water or stormwater management system(s) in a manner consistent with any St. Johns River Water Management District (the "District") permit requirements and applicable District rules, and shall assist in the enforcement of the terms of the Declaration which relate to the Surface Water or Stormwater Management System.

Section 4. Association shall levy and collect adequate assessments against Members of Association for the costs of maintenance and operation of the Surface Water or Stormwater Management System.

Section 5. In the event of termination, dissolution or final liquidation of the Association, 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 would comply with Section 40C-42.027, F.A.C., and be approved by the St. Johns River Water Management District prior to such termination, dissolution or liquidation.

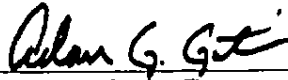
IN WITNESS WHEREOF, the aforesaid incorporator has hereunto set his hand this 22
day of April, 2021.



Daniel Winkler

**ACCEPTANCE
OF
REGISTERED AGENT**

Having been named as registered agent to accept service of process for Melbourne Beach Homes Owners Association, Inc., at the location designated herein, I hereby consent to and accept the appointment to act in this capacity, acknowledge that I am familiar with and accept the obligations of a registered agent and agree to comply with the laws of Florida applicable thereto.



Adam G. Gutin, Esq.