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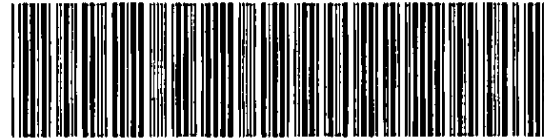
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CLERK OF COURT
JANET L. MOULTON

C. BRUMBLEY
DEC 22 2021

COVER LETTER

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

SUBJECT: The Estates at Hidden Palms Owners Association, Inc.
CORPORATE NAME

Enclosed are an original and one (1) copy of the restated articles of incorporation and a check for:

☒ \$35.00 ☐ \$43.75
Filing Fee Filing Fee
 & Certificate of Status

☐ \$43.75 ☐ \$52.50
Filing Fee Filing Fee,
& Certified Copy Certified Copy
 & Certificate of
 Status
ADDITIONAL COPY REQUIRED

FROM: Matthews & Jones, LLP c/o Kenneth Borick
Name (Printed or typed)

4475 Legendary Drive
Address

Destin, FL 32541
City, State & Zip

8508373662
Daytime Telephone number

lbolton@destinlaw.com
E-mail address: (to be used for future annual report notification)

NOTE: Please provide the original and one copy of the document.

**AMENDED AND RESTATED
ARTICLES OF INCORPORATION
OF
THE ESTATES AT HIDDEN PALMS OWNERS ASSOCIATION, INC.**

ARTICLE I - NAME AND PRINCIPAL PLACE OF BUSINESS

The name of this corporation is THE ESTATES AT HIDDEN PALMS OWNERS ASSOCIATION, INC., hereinafter called "Association," and its principal place of business initially will be 12815 U.S. Highway 98 W, Miramar Beach, FL 32550.

ARTICLE II - PURPOSE

This corporation is organized as a corporation not-for-profit for the purpose of providing an entity pursuant to Section 720.111, Florida Statutes, for the operation of THE ESTATES AT HIDDEN PALMS, a residential community located in Walton County, Florida. Membership in the Association shall be restricted to all of the record owners of the lots in THE ESTATES AT HIDDEN PALMS. Purchasers shall become members of the Association automatically upon the completion of closing of the purchase of a lot in THE ESTATES AT HIDDEN PALMS.

Further, the Association shall have the responsibility to operate, maintain, and perform routine custodial maintenance of any surface water or storm water management system and any storm water discharge facility exempted or permitted by the Northwest Florida Water Management District or other state agency on the property of the Association or within the common area of THE ESTATES AT HIDDEN PALMS, and shall have all powers necessary to establish rules and regulations, assess members, and contract for services for the maintenance and operation thereof. Further, the Association has all financial, legal and administrative capability required to provide for the long-term operation and routine custodial maintenance of all water management systems located on the property of the Association or within the common area of THE ESTATES AT HIDDEN PALMS. The operation, maintenance and management of the surface or storm water management system shall be performed consistent with the requirements of Northwest Florida Water Management District.

ARTICLE III - TERM

The term of the Association shall be the life of the community, unless the Association is terminated by the termination of the community in accordance with the provisions of the Declaration of Covenants, Easements, Conditions and Restrictions for The Estates at Hidden Palms, a residential subdivision. In the event of termination, dissolution or final liquidation of the Association, the responsibility for the operation and maintenance of the storm water management system must be transferred to and accepted by an entity which complies with Rule 62-330.310, F.A.C., and Applicant's Handbook Volume I, Section 12.3, and be approved by the Northwest Florida Water Management District prior to such termination, dissolution or liquidation.

ARTICLE IV - DIRECTORS

The names and addresses of the members of the first board of directors who shall hold office until their successors are elected and have qualified, or until removed, are as follows:

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Johnny Boswell
12889 Emerald Coast
Parkway #112
Miramar Beach, FL 32550

Ryan Boswell
12889 Emerald Coast
Parkway #112
Miramar Beach, FL 32550

Nathan J. Boswell
12889 Emerald Coast
Parkway #112
Miramar Beach, FL 32550

ARTICLE V - OFFICERS

The affairs of the Association shall be administered by the officers elected by the board of directors at its first meeting following the annual meeting of the members of the Association, which officers shall serve at the pleasure of the board of directors. The names and addresses of the officers who shall serve until their successors are designated by the board of directors are as follows:

President -	Ryan Boswell
Vice President-	Johnny Boswell
Secretary/Treasurer-	Nathan Boswell

ARTICLE VI - BYLAWS

The first Bylaws of the Association shall be adopted by the board of directors and may be altered, amended or rescinded in the manner provided by the Bylaws.

ARTICLE VII - AMENDMENTS

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

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.

A resolution approving a proposed amendment may be proposed by either the board of directors or by the members of the Association. Directors and members not present in person or by proxy at the meetings considering the amendment may express their approval in writing, providing such approval is delivered to the secretary at or prior to the meeting.

Approval of an amendment must be by not less than 66-2/3% of the votes of the entire membership of the Association.

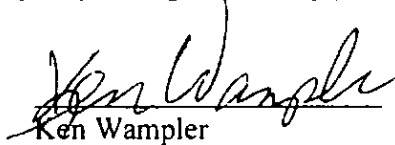
No amendments shall make any changes in the qualifications for membership nor the voting rights of members.

A copy of each amendment shall be certified by the Secretary of State and recorded in the Public Records of Walton County, Florida.

ARTICLE VIII - REGISTERED AGENT

OATH OF REGISTERED AGENT

I, Ken Wampler having been named to accept service of process for THE ESTATES AT HIDDEN PALMS OWNERS ASSOCIATION, INC., at 12815 US Highway 98 W, Miramar Beach, Florida 32550 hereby accept to act in this capacity and agree to comply with the provisions of said act relative to keeping open said office.


Ken Wampler

ARTICLE IX – ARTICLE CONSOLIDATION

These adopted restated articles of incorporation supersede the original articles of incorporation and all amendments to them.

ARTICLE X – REQUIRED ADOPTION INFORMATION

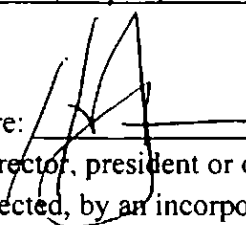
Adoption of Amendment(s) (CHECK ONE)

☐ These restated articles of incorporation contain an amendment to the articles of incorporation which required member approval. The date of adoption of the amendments was _____, and the votes cast were sufficient for approval.

☒ These restated articles of incorporation were adopted by the board of directors.

I submit this document and affirm that the facts stated herein are true. I am aware that the false information submitted in a document to the Department of State constitutes a third degree felony as provided for in s.817.155, F.S.

Dated : 12/1/21

Signature: 

(By a director, president or other officer – if directors or officers have not been selected, by an incorporator – if in the hands of a receiver, trustee or other court appointed fiduciary by that fiduciary)

Kenneth M. Borick
(Typed or printed name of person signing)

Incorporator
(Title of person signing)