

Division of Corporations

**Florida Department of State**  
Division of Corporations  
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**FLORIDA PROFIT/NON PROFIT CORPORATION**  
**PCB RESORT COTTAGES PROPERTY OWNERS ASSOCIATION,**  
**INC**

Certificate of Status	0
Certified Copy	0
Page Count	03
Estimated Charge	\$70.00

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**ARTICLES OF INCORPORATION  
OF  
PCB RESORT COTTAGES PROPERTY OWNERS ASSOCIATION, INC.  
a Florida corporation not for profit**

The Undersigned incorporator, Valentina M. Palmer, a natural person competent to contract, hereby presents these Articles of Incorporation as the Articles of Incorporation of PCB RESORT COTTAGES PROPERTY OWNERS ASSOCIATION, INC., for the purpose of forming a corporation not for profit under the law of the State of Florida.

**ARTICLE I  
NAME**

The name of this corporation is PCB Resort Cottages Property Owners 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**

Existence of the Association shall commence with the filing of these Articles with the Florida Department of State. The Association shall have perpetual existence.

**ARTICLE III  
CORPORATE PURPOSE**

The Association does not contemplate pecuniary gain or profit to the members thereof, and the specific purposes for which it is formed are to carry out its obligations and duties pursuant to the terms of the Declaration of Covenants and Restrictions for PCB Resort Cottages, recorded or to be recorded in Bay County, Florida, as amended from time to time (the "Declaration"), including, but not limited to, owning, operating and maintaining various common areas and community improvements; exercising all rights and powers of the Association, as set forth in the Declaration, these Articles and the Bylaws; executing, performing, administering and enforcing all of the terms and conditions of the Declaration; and performing those functions reserved by the Association in the Declaration.

**ARTICLE IV  
PRINCIPAL OFFICE**

The mailing and street address of the initial principal office of the Association is 90 Seascapes Dr., Suite 102, Miramar Beach, FL 32550.


**ARTICLE V  
REGISTERED OFFICE AND REGISTERED AGENT**

The street address of the initial registered office of this corporation is 220 McKenzie Ave., Panama City, Florida, 32401, and the name of the initial registered agent of the corporation at that address is Barron & Redding, P.A.

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Having been named as registered agent to accept service of process for the above-stated corporation at the place designated in this certificate, I am familiar with and accept the appointment as registered agent and agree to act in this capacity.

Registered Agent Signature:

  
Valentina M. Palmer  
Authorized Representative11/30/2021  
(date)

#### ARTICLE VI INITIAL BOARD OF DIRECTORS

The number of persons constituting the first board of directors of the Association shall be three (3) and the names and addresses of the initial directors are as follows:

J. Garrett McNeil  
90 Seascap Dr.  
Suite 102  
Miramar Beach, FL 32550

Jason J. Alley  
90 Seascap Dr.  
Suite 102  
Miramar Beach, FL 32550

Peyton Rogers  
90 Seascap Dr.  
Suite 102  
Miramar Beach, FL 32550

The method of election of directors is as stated in the Declaration and the Bylaws.

#### ARTICLE VII MEMBERS

The qualification of members and the manner of their admission shall be as regulated by the Declaration and the Bylaws.

#### ARTICLE VIII OFFICERS

The names and addresses of the initial officers of the Association who shall serve until their successors are designated by the board of directors are as follows:

President: J. Garrett McNeil  
90 Seascap Dr.  
Suite 102  
Miramar Beach, FL 32550

Treasurer: Jason J. Alley  
90 Seascap Dr.  
Suite 102  
Miramar Beach, FL 32550

Secretary: Peyton Rogers  
90 Seascap Dr.  
Suite 102  
Miramar Beach, FL 32550

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**ARTICLE IX  
AMENDMENTS**

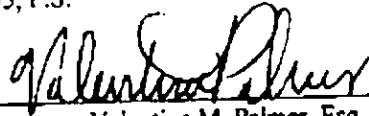
These Articles may be amended as set forth in the Bylaws.

**ARTICLE X  
INCORPORATOR**

The name of the person signing these articles is Valentina M. Palmer, Esq., whose address is 220 McKenzie Ave., Panama City, FL 32401.

I submit this document and affirm that the facts stated herein are true. I am aware that any 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.

Incorporator Signature:



Valentina M. Palmer, Esq.  
Authorized Agent

11/30/2021  
(date)

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