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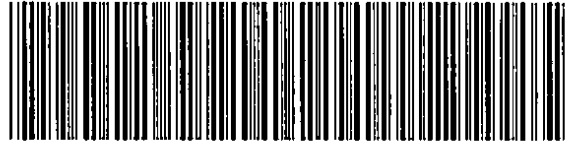
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# CAPITAL CONNECTION, INC.

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GRANDE VIEW TOWNHOMES OWNERS'  
ASSOCIATION, INC.

Signature \_\_\_\_\_  
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Requested by: BA

12/22

Name \_\_\_\_\_

Date \_\_\_\_\_

Time \_\_\_\_\_

Walk-In \_\_\_\_\_

Will Pick Up \_\_\_\_\_

- ☒ Art of Inc. File \_\_\_\_\_
- \_\_\_\_\_ LTD Partnership File \_\_\_\_\_
- \_\_\_\_\_ Foreign Corp. File \_\_\_\_\_
- \_\_\_\_\_ L.C. File \_\_\_\_\_
- \_\_\_\_\_ Fictitious Name File \_\_\_\_\_
- \_\_\_\_\_ Trade/Service Mark \_\_\_\_\_
- \_\_\_\_\_ Merger File \_\_\_\_\_
- \_\_\_\_\_ Art. of Amend. File \_\_\_\_\_
- \_\_\_\_\_ RA Resignation \_\_\_\_\_
- \_\_\_\_\_ Dissolution / Withdrawal \_\_\_\_\_
- \_\_\_\_\_ Annual Report / Reinstatement \_\_\_\_\_
- ☒ Cert. Copy \_\_\_\_\_
- \_\_\_\_\_ Photo Copy \_\_\_\_\_
- \_\_\_\_\_ Certificate of Good Standing \_\_\_\_\_
- ☒ Certificate of Status \_\_\_\_\_
- \_\_\_\_\_ Certificate of Fictitious Name \_\_\_\_\_
- \_\_\_\_\_ Corp Record Search \_\_\_\_\_
- \_\_\_\_\_ Officer Search \_\_\_\_\_
- \_\_\_\_\_ Fictitious Search \_\_\_\_\_
- \_\_\_\_\_ Fictitious Owner Search \_\_\_\_\_
- \_\_\_\_\_ Vehicle Search \_\_\_\_\_
- \_\_\_\_\_ Driving Record \_\_\_\_\_
- \_\_\_\_\_ UCC 1 or 3 File \_\_\_\_\_
- \_\_\_\_\_ UCC 11 Search \_\_\_\_\_
- \_\_\_\_\_ UCC 11 Retrieval \_\_\_\_\_
- \_\_\_\_\_ Courier \_\_\_\_\_

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SECRETARY OF STATE  
TALLAHASSEE, FL

ARTICLES OF INCORPORATION  
FOR  
**GRANDE VIEW TOWNHOMES OWNERS' ASSOCIATION, INC.,**  
A FLORIDA NOT-FOR-PROFIT CORPORATION

The undersigned subscriber to these Articles of Incorporation, Henderson Enterprises Trust, LLC, a Florida limited liability company, hereby forms a not-for-profit corporation under the laws of the State of Florida.

I. Name

The name of the corporation is GRANDE VIEW TOWNHOMES OWNERS' ASSOCIATION, INC., a Florida not-for-profit corporation, (the "Association"). The street address of the principal office of the Association is 714-B Bob Sikes Boulevard, Fort Walton Beach, Florida 32547 and the mailing address is the same.

II. Registered Agent

The initial Registered Agent of the Association is C. Jeffrey McInnis. The street address of the Registered Agent is 909 Mar Walt Drive, Suite 1014, Fort Walton Beach, Florida 32547.

III. Purposes

The Association is established to perform those duties and exercise the powers described in the Grande View Townhomes Declaration of Covenants, Conditions and Restrictions, recorded or to be recorded in the public records of Okaloosa County, Florida (together with all exhibits and attachments and as it may be amended from time to time, the "Declaration") for Grande View Townhomes described in the Declaration as the Property.

The Association does not contemplate pecuniary gain or profit to its members.

To promote the health, safety and welfare of the owners within the Grande View Townhomes development, the Association shall exercise all of the powers and privileges and to perform all of the duties and obligations of the Association as set forth in the Declaration, which is hereby incorporated by reference. In addition, the Association shall have all other powers and privileges of a not-for-profit corporation organized under Chapter 720, Florida Statutes, for Homeowners' Associations, and, to the extent not in direct conflict with the Declaration, of Chapter 617, Florida Statutes, for Not-for-Profit Corporations, as both may be amended from time to time.

Without limiting the generality of the foregoing, the Association shall have the right to own and convey property; to operate and maintain the surface water management system facilities, including all inlets, ditches, swales, culverts, water control structures, retention and detention areas, ponds, lakes, floodplain compensation areas, wetlands and any associated buffer areas, and wetland mitigation areas; establish rules and regulations, assess members and enforce assessments; sue and be sued; contract for services to provide for operation and maintenance of the surface

water management system facilities; and take any other action necessary for the purposes for which the Association is organized.

#### IV. Membership

As further described in the Declaration, every person or entity who is a record fee simple owner of a separately conveyable parcel of real property ("Parcel") within the Property shall be a member of the Association. Membership shall be appurtenant to and may not be separated from ownership of any Parcel. No member can assign, hypothecate or transfer in any manner, except as an appurtenance to the Parcel, his interest in the funds and assets of the Association. The funds and assets of the Association shall belong solely to the Association subject to the limitation that the same be expended, held or used for the benefit of the membership and for the purpose authorized herein, in the proposed Declaration, and in the Bylaws which may be hereafter adopted.

#### V. Voting Rights

Members shall be entitled to one vote for each townhome unit owned. When more than one person holds an interest in any unit, all such persons shall be members. The vote for such Parcel shall be exercised as they among themselves determine, but in no event shall more than one vote be cast with respect to any unit. The Declarant, as identified under the Declaration of Covenants, Conditions, Easements and Restrictions for Grande View Townhomes ("Declarant") reserves the right to appoint the members of the Board of Directors so long as the Declarant holds title to any Parcel within the Property.

#### VI. Board of Directors

The affairs of the Association shall be managed by a Board of Directors of not less than three (3) nor more than five (5) Directors, the exact number to be determined in the Bylaws. The Board of Directors shall be selected as provided in the Bylaws. The initial members of the Board of Directors and their officer positions will be as follows:

1. Name: Jimmy H. Henderson, II  
Position: Director/President  
Mailing Address: 714-B Bob Sikes Boulevard  
Fort Walton Beach, Florida 32547
2. Name: Deborah Henderson  
Position: Director/Vice-President  
Mailing Address: 714-B Bob Sikes Boulevard  
Fort Walton Beach, Florida 32547
3. Name: Susan Matuska  
Position: Director/Secretary/Treasurer  
Mailing Address: 714-B Bob Sikes Boulevard  
Fort Walton Beach, Florida 32547

## VII. Term of Existence

This Association shall commence existence with the filing of these Articles of Incorporation with the Secretary of State, Tallahassee, Florida. The Association shall have perpetual existence unless sooner dissolved in accordance with the provisions herein contained or in accordance with the laws of the State of Florida.

## VIII. Dissolution

The Association may be dissolved by consent in writing by Members representing seventy-five (75%) percent of the Membership Interests.

Upon dissolution, the control or right of access to the property containing the surface water management system facilities shall be conveyed or dedicated to an appropriate governmental unit or public utility and if not accepted, then the surface water management system facilities shall be conveyed to a non-profit corporation similar to the Association. All other assets, both real and personal of the Association shall be dedicated to an appropriate public agency to be used for purposes similar to those of which this Association was created. In the event that such dedication is refused acceptance, such assets shall be granted, conveyed and assigned to any nonprofit corporation, association, trust or other organization to be devoted to such similar purposes.

## IX. Officers

Subject to the direction of the Board, the officers shall administer the affairs of this Association. Officers shall be designated and elected in accordance with the Bylaws.

## X. Bylaws

The Bylaws of this Association shall be adopted by the first Board of Directors. The Bylaws may be amended, altered or rescinded as provided for in the Bylaws. However, no amendment may be made to the Bylaws without the consent and approval of Declarant for so long as the Declarant owns title to any Parcel within the Property.

## XI. Amendments

This Association reserves the right to amend or repeal any of the provisions contained in these Articles of Incorporation by an instrument executed by the president or vice-president of the Association, certifying approval in writing of members representing sixty (60%) percent of the Membership Interests of the Association.

## XII. Supremacy

These Articles of Incorporation and the Bylaws are subject to the terms of the Declaration. In the event of a conflict, the Declaration shall govern.

### XIII. Indemnification

This Association shall indemnify and hold harmless any and all of its present or former directors, officers, employees or agents, to the full extent permitted by law. Said indemnification shall include but not be limited to the expenses, including the cost of any judgments, fines, settlements and counsel's fees actually and necessarily paid or incurred in connection with any action, suit or proceeding, whether civil, criminal, administrative or investigative, and any appeal thereof, to which any such persons or his legal representative may be made a party or may be threatened to be made a party by reason of his being or having been a director, officer, employee or agent as herein provided. The foregoing right of indemnification shall not affect any other rights to which any director, officer, employee or agent may be entitled as a matter of law or which he may be lawfully granted.

### XIV. Non-Profit Status

No part of the income of the Association shall inure to the benefit of any individual or member, and the Association shall not carry on propaganda, or otherwise act to influence legislation.

### XV. Incorporator

The Incorporator of the Association is HENDERSON ENTERPRISES TRUST, LLC, a Florida limited liability company, whose address is 714-B Bob Sikes Boulevard, Fort Walton Beach, Florida 32547.

IN WITNESS WHEREOF, the Incorporator has caused these Articles of Incorporation to be executed this 17<sup>th</sup> day of December 2021

Signed, sealed and delivered in the presence of:

HENDERSON ENTERPRISES TRUST, LLC,  
a Florida limited liability company

Print Name: C. JEFFREY MCINNIS

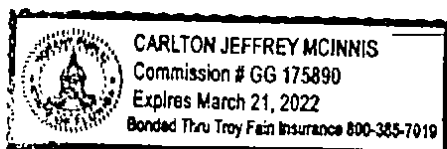
Print Name: Debi Harless

By: [Signature]

Jimmy H. Henderson, II, President

STATE OF FLORIDA     )  
COUNTY OF OKALOOSA)

The foregoing instrument was acknowledged before me by means of *physical presence* this 17<sup>th</sup> day of December 2021, by Jimmy H. Henderson, II, in his capacity as President of Henderson Enterprises Trust, LLC, a Florida limited liability company, on behalf of the Company *who is personally known to me* and therefore did not provide identification and who did not take an oath.



[Signature]  
NOTARY PUBLIC

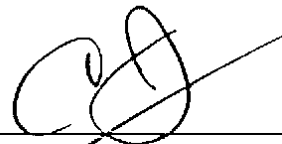
**CERTIFICATE DESIGNATING REGISTERED OFFICE OR DOMICILE FOR THE  
SERVICE OF PROCESS WITHIN THIS STATE AND NAMING REGISTERED AGENT  
UPON WHOM PROCESS MAY BE SERVED**

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

GRANDE VIEW TOWNHOMES OWNERS' ASSOCIATION, INC., a Florida corporation, (the "Corporation"), desiring to organize under the laws of the State of Florida, with its registered office, as indicated in its Articles of Incorporation, at 909 Mar Walt Drive, Suite 1014, Fort Walton Beach, Florida 32547, has named C. JEFFREY McINNIS, located at 909 Mar Walt Drive, Suite 1014, Fort Walton Beach, Florida 32547, 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 to act in this capacity, and agree to comply with the provisions of said Act, including those relative to keeping open of said office.



\_\_\_\_\_  
C. Jeffrey McInnis

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SECRETARY OF STATE  
TALLAHASSEE, FL

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