

N220000002961

(Requestor's Name)

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(City/State/Zip/Phone #)

☐

PICK-UP

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WAIT

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MAIL

(Business Entity Name)

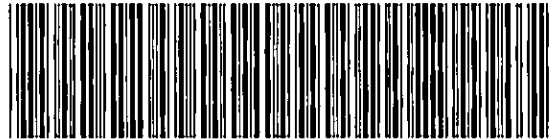
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Certified Copies _____

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2022 MAR 25 PM 12:38

SP
INSTRUMENTS
TALLAHASSEE, FL

2022 MAR 25 PM 3:50

FLORIDA CAPITAL COURIER SERVICES, INC
2330 CLARE DRIVE
TALLAHASSEE, FL 32309
(850) 524-5437
(850) 524-6243

PLEASE USE FUNDS FROM THIS ACCOUNT: 120210000160 AMOUNT: \$70.00

AUTHORIZATION SIGNATURE: *James Sullivan*

TWIN PALMS AT INLET BEACH OWNER'S ASSOCIATION, INC.

(Business Name) Document

☐ Walk in ☐ Pick up time ☐

☐ Mail out ☐ Will wait

☐ Photocopy

☐ Certified Copy of Articles of Incorporation

☐ Certificate of Status

NEW FILINGS

☐ Profit
☐ Not for Profit
☐ Limited Liability
☐ Domestication
☐ Other
☒ **CORP**

AMENDMENTS

☐ Amendment
☐ Resignation of R.A. Officer/Director
☐ Change of Registered Agent
☐ Dissolution/Withdrawal
☐ Merger
☐ **Conversion**

OTHER FILINGS

☐ Annual Report
☐ Fictitious Name
☐ APOSTIL() ☐
Country

REGISTRATION/QUALIFICATIONS

☐ Foreign filing
☐ Limited Partnership
☐ Reinstatement
☐ Other

EXAMINER'S INITIALS: _____

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EXAMINER'S INITIALS: ☐

COVER LETTER

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

SUBJECT: TWIN PALMS AT INLET BEACH OWNER'S ASSOCIATION, INC.

(PROPOSED CORPORATE NAME - MUST INCLUDE SUFFIX)

Enclosed is an original and one (1) copy of the Articles of Incorporation and a check for :

☒ \$70.00
Filing Fee

☐ \$78.75
Filing Fee &
Certificate of
Status

☐ \$78.75
Filing Fee
& Certified Copy

☐ \$87.50
Filing Fee,
Certified Copy
& Certificate

ADDITIONAL COPY REQUIRED

FROM: Bryan M. Davis - Jimerson Birr, P.A.

Name (Printed or typed)

One Independent Drive, Suite 1400

Address

Jacksonville, FL 32202

City, State & Zip

904-389-0050

Daytime Telephone number

bdavis@jimersonfirm.com

E-mail address: (to be used for future annual report notification)

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

FILED

ARTICLES OF INCORPORATION
OF
TWIN PALMS AT INLET BEACH OWNER'S ASSOCIATION, INC.

2022 MAR 25 PM 12:38

In compliance with the requirements of Chapter 617, Florida Statutes, the undersigned, a resident of Florida and of full age, for the purpose of forming a corporation not for profit does hereby certify:

ARTICLE I
NAME OF CORPORATION

The name of the corporation shall be **Twin Palms at Inlet Beach Owner's Association, Inc.** (the "Association").

ARTICLE II
PRINCIPAL OFFICE

The principal office of the Association is located at 280 Interstate North Circle SE, Suite 400, Atlanta, GA 30339.

ARTICLE III
INITIAL REGISTERED OFFICE AND AGENT

The initial registered office of the Association shall be located at One Independent Drive, Suite 1400, Jacksonville, Florida 32202, and the initial registered agent of the Association shall be Jimerson Birr, P.A. The Association may change its registered agent or the location of its registered office, or both, from time to time, with amendment of these Articles of Incorporation.

ARTICLE IV
PURPOSE OF THE ASSOCIATION

This Association does not contemplate pecuniary gain or profit to the members thereof, and the specific purposes for which it is organized and for which it is to be operated are to provide for maintenance, preservation, and care of the property of the Association, and to provide architectural control of the residence, lots and common area within that certain tract of property (the "Property") described in the Declaration of Covenants, Conditions and Restrictions of the Association, recorded or to be recorded in the Office of the Clerk of the Circuit Court, Walton County, Florida (the "Declaration") and as the same may be amended from time to time as therein provided, and to promote the health and welfare of the residents within the Property and any additions thereto as may hereafter be brought within the jurisdiction of this Association for these purposes.

ARTICLE V
BOARD OF DIRECTORS

The affairs of the Association shall be managed by a board of not less than three (3) directors nor more than five (5), who need not be members of the Association (the "Board"). The manner in which the directors are elected or appointed is as stated in the bylaws of the Association (the "Bylaws"). The initial number of directors shall be three (3) and may be changed by amendment of the Bylaws. Directors shall be appointed or elected as provided in the Bylaws. The names and addresses of the persons who are to act in the capacity of directors until the election of their successors are appointed or elected, or until removed, are as follows:

Adam Brock	280 Interstate North Circle SE, Suite 400, Atlanta, GA 30339
Jeff Brock	280 Interstate North Circle SE, Suite 400, Atlanta, GA 30339
Matt Brock	280 Interstate North Circle SE, Suite 400, Atlanta, GA 30339

ARTICLE VI
POWERS OF THE ASSOCIATION

The general powers that the Association shall include all proper acts, necessary or incidental, for the benefit and protection of the Association, to transact any lawful business, and to exercise all powers granted to homeowners' associations by the laws of Florida.

In addition to the powers set forth above, the Association shall have all powers and duties reasonably necessary to operate the Property pursuant to the Declaration and as more particularly described in the Bylaws, as they may be amended from time to time, including, but not limited to, the following:

1. To perform all the duties and obligations of Association set forth in the Declaration and Bylaws, as herein provided.
2. To enforce, by legal action or otherwise, the provisions of the Declaration and Bylaws and of all rules, regulations, covenants, restrictions and agreements governing or binding Association and the Property.
3. To operate, maintain and manage the surface water management system for the Property including all inlets, ditches, swales, culverts, water control structures, retention and detention areas, ponds, lakes, floodplain compensation areas, wetlands and

any associates buffer areas, and wetland mitigation areas, in a manner consistent with the Florida Department of Environmental Protection ("FDEP") permit requirements and applicable FDEP rules; to contract for services to provide for operation and maintenance of the surface water management system facilities if the Association contemplates employing a maintenance company; and to assist in the enforcement of the covenants and restrictions in the Declaration which relate to the surface water management system.

4. To require all owners of residential lots within the Property to be members of the Association.

5. To levy and collect adequate assessments against members of the Association for the costs of maintenance and operation of the surface water management system.

6. To fix, levy, collect and enforce payment, by any lawful means, of all Assessments pursuant to the terms of the Declaration, these Articles and Bylaws.

7. To pay all operating costs, including, but not limited to, all licenses, taxes or governmental charges levied or imposed against the Property.

8. To acquire (by gift, purchase or otherwise), annex, own, hold, improve, build upon, operate, maintain, convey, grant rights and easements, sell, dedicate, lease, transfer or otherwise dispose of real or personal property in connection with the functions of Association except as limited by the Declaration.

9. To borrow money, and to mortgage, pledge or hypothecate any or all of its real or personal property as security for money or debts incurred.

10. To dedicate, grant, license, lease, concession, create easements upon, sell or transfer all or any part of the Association's property, to any public agency, entity, authority, utility or other person or entity for such purposes and subject to such conditions as it determines and as provided in the Declaration.

11. To participate in mergers and consolidations with other non-profit corporations organized for the same purposes.

12. To establish, adopt, publish, promulgate or enforce rules, regulations, covenants, restrictions or agreements governing the Association, the Property as provided in the Declaration and to effectuate all of the purposes for which the Association is organized.

13. To have and to exercise any and all powers, rights and privileges which a not-for-profit corporation organized under the Laws of the State of Florida may now, or

hereafter, have or exercise, and to take any other action necessary for the purposes for which the Association is organized.

14. To employ personnel and retain independent contractors to contract for management of the Association and the Property as provided in the Declaration and to delegate in such contract all or any part of the powers and duties of the Association.

15. To contract for services to be provided to, or for the benefit of, the Association, members of the Association, and the Property as provided in the Declaration such as, but not limited to, telecommunication services, maintenance, garbage pick-up, and utility services.

16. To establish committees and delegate certain of its functions to those committees.

17. To sue and be sued in the name of the Association.

ARTICLE VII

MEMBERSHIP

Every person or entity who is a record owner of a fee or undivided fee interest in any lot which is subject to the Declaration, including contract sellers, shall be a member of the Association with the voting rights described herein. The foregoing shall not include persons or entities who hold an interest merely as security for the performance of an obligation. Membership shall be appurtenant to and may not be separated from ownership of any lot which is subject to assessment by the Association.

ARTICLE VIII

VOTING RIGHTS

The Association shall have two classes of voting membership with the relative rights and preferences as follows:

Class A: "Class A Members" shall be all owners of any lot shown upon any recorded plat of the Property (the "Lot" or "Lots"), excluding Declarant (as defined in the Declaration) until such time as the Class B membership ceases and converts to Class A membership. Each Class A Member shall be entitled to one (1) vote for each Lot owned. When more than one person holds an interest in any Lot, each such person shall be members, however, the vote for such Lot shall be exercised as they collectively determine, and in no event shall more than one vote be cast with respect to such a Lot.

Class B: "Class B Member" shall be the Declarant, who shall be entitled to the total number of votes of all Class A Members from time to time plus one (1) vote; provided, however, that the Class B membership shall cease and convert to Class A membership on the happening of any of the following events, whichever shall first occur:

A. Three (3) months after Declarant is no longer the record owner of at least ten percent (10%) of all Lots which are ultimately platted and developed in the Property; or

B. Twenty (20) years have elapsed since the date of the initial recordation of the Declaration among the public records of Walton County, Florida; or

C. Declarant, in its sole and absolute discretion, elects to terminate its Class B membership by written notice of such election delivered to the Association (whereupon the Class A Members shall be obligated to elect the Board and assume control of the Association).

Notwithstanding that there shall be two (2) classes of voting membership in the Association, voting shall be based upon the votes cast by the membership as a whole; not on votes cast by or within each class of voting membership.

ARTICLE IX **DISSOLUTION**

The Association may be dissolved upon the affirmative vote (in person or by proxy) or written consent or any combination thereof, of members holding not less than two-thirds (2/3) of the total votes of the Association. Upon dissolution of the Association, other than incident to a merger or consolidation, the assets of the Association shall be dedicated to an appropriate public agency or to any non-profit corporation, association, or other organization to be used for purposes similar to those for which this Association was created.

In the event of termination, dissolution, or final liquidation of the Association, the responsibility of the Association, if any, for the operation and maintenance of the surface water management system must be transferred to and accepted by an entity which would comply with Section 40, Florida Administrative Code, and be approved in writing by FDEP prior to such termination, dissolution, or liquidation. If the Association is dissolved, 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.

ARTICLE X
COMMENCEMENT AND DURATION OF CORPORATE EXISTENCE

The Association shall commence corporate existence on the date of filing of these Articles of Incorporation with the Florida Secretary of State. The Association shall exist perpetually.

ARTICLE XI
AMENDMENTS

The Association shall have the right to amend these Articles of Incorporation at any time upon the affirmative vote (in person or by proxy) or written consent or any combination thereof, of members holding not less than two-thirds (2/3) of the total votes of the Association. No amendment shall make any changes in the qualifications for membership nor the voting rights of the members, without approval in writing by all members and the joinder of all record owners of mortgages upon the Lots. No amendment shall be made that is in conflict with Florida law or the Declaration unless the latter is amended to conform to the same.

ARTICLE XII
BYLAWS

The Bylaws shall be adopted by the Board at the first meeting of directors, and may be altered, amended or rescinded thereafter in the manner provided in the Bylaws.

ARTICLE XIII
INDEMNIFICATION

In addition to any rights and duties under applicable law, this Association shall indemnify and hold harmless all its directors, officers, employees, and agents, and former directors, officers, employees, and agents from and against all liabilities and obligations, including attorney's fees, incurred in connection with any actions taken or failed to be taken by said directors, officers, employees, and agents in their capacity as such except for willful misconduct or gross negligence.

ARTICLE XIV
INCORPORATOR

The name and address of the incorporator of these Articles of Incorporation is:

Bryan M. Davis -- One Independent Dr. Suite 1400, Jacksonville, FL 32202

IN WITNESS WHEREOF, for the purpose of forming this corporation under the laws of Florida, the undersigned, constituting the sole incorporator of this Association, has executed these Articles of Incorporation this 2nd day of March, 2022.



Incorporator

CERTIFICATE DESIGNATING PLACE OF BUSINESS
FOR THE SERVICE OF PROCESS WITHIN FLORIDA
AND REGISTERED AGENT UPON WHOM PROCESS MAY BE SERVED


In compliance with the laws of Florida, the following is submitted:

Twin Palms at Inlet Beach Owner's Association, Inc., desiring to organize as a corporation under the laws of the State of Florida, with its principal place of business at 280 Interstate North Circle SE, Suite 400, Atlanta, GA 30339, has named and designated Jimerson Birr, P.A., whose address is One Independent Dr. Suite 1400, Jacksonville, FL 32202, as its Registered Agent to accept service of process within the State of Florida.

ACKNOWLEDGEMENT

Having been named to accept service of process for Twin Palms at Inlet Beach Owner's Association, Inc., at the place designated in this Certificate, I am familiar with the duties and obligations of a Registered Agent under Florida Law, and I hereby agree to act in this capacity and to comply with the provisions of all statutes relating to the proper and complete performance of my duties.

Jimerson Birr, P.A., Registered Agent


By: Bryan Davis, Esq.

Dated this 25th day of March 2022.

FILED
2022 MAR 25 PM 12:38
STC
JACKSONVILLE, FL