

# N23000008903

Florida Department of State  
Division of Corporations  
Electronic Filing Cover Sheet

**Note:** Please print this page and use it as a cover sheet. Type the fax audit number (shown below) on the top and bottom of all pages of the document.

((H23000260648 3)))



H230002606483ABC-

**Note:** DO NOT hit the REFRESH/RELOAD button on your browser from this page. Doing so will generate another cover sheet.

To:

Division of Corporations  
Fax Number : (850)617-6381

From:

Account Name : DEAN, MEAD, EGERTON, BLOODWORTH, CAPOUANO & BOZARTH, P.A.  
Account Number : 076077001702  
Phone : (407)841-1200  
Fax Number : (407)423-1831

**\*\*Enter the email address for this business entity to be used for future annual report mailings. Enter only one email address please.\*\***

Email Address: corporatelegal@duda.com

**FLORIDA PROFIT/NON PROFIT CORPORATION**  
**CROSSMOLINA NEIGHBORHOOD ASSOCIATION, INC.**

Certificate of Status	0
Certified Copy	0
Page Count	11
Estimated Charge	\$70.00

RECEIVED

2023 JUL 26 PM 3:57

FLORIDA DEPARTMENT OF STATE  
DIVISION OF CORPORATIONS  
ELECTRONIC FILING

2023 JUL 26 PM 8:23  
ELECTRONIC FILING  
FLORIDA DEPARTMENT OF STATE

((H23000260648 3)))

ARTICLES OF INCORPORATION  
OF  
CROSSMOLINA NEIGHBORHOOD ASSOCIATION, INC.

By these Articles of Incorporation (these "Articles"), the undersigned Subscriber forms a corporation not for profit in accordance with Chapter 617, Florida Statutes, and pursuant to the following provisions:

ARTICLE I

NAME

The name of the corporation shall be CROSSMOLINA NEIGHBORHOOD ASSOCIATION, INC. For convenience, the corporation shall be referred to in this instrument as the "Neighborhood Association."

ARTICLE II

DURATION

The Neighborhood Association shall exist perpetually unless and until dissolved according to law. Corporate existence of the Neighborhood Association shall commence upon the filing of these Articles with the Florida Department of State.

ARTICLE III

DEFINITIONS

Unless the context otherwise requires, all capitalized terms herein shall have the same meaning as set forth in the Declaration of Covenants, Conditions, Easements, Reservations and Restrictions for Crossmolina Neighborhood Area recorded or to be recorded in the Public Records of Brevard County, Florida, as it may be amended or supplemented from time to time (the "Neighborhood Declaration"). References in these Articles to the terms "Articles", "Bylaws", and "Neighborhood Declaration" shall include any duly-adopted amendments to any of the foregoing documents from time to time.

((H23000260648 3)))

((H23000260648 3)))

#### ARTICLE IV

##### PRINCIPAL OFFICE

The principal office and mailing address of the Neighborhood Association is located at 7380 Murrell Road, Suite 201, Viera, Florida 32940.

#### ARTICLE V

##### REGISTERED OFFICE AND AGENT

Benjamin E. Wilson, whose address is 7380 Murrell Road, Suite 201, Viera, Florida 32940, is hereby appointed the initial registered agent of the Neighborhood Association and the registered office shall be at said address.

#### ARTICLE VI

##### PURPOSE AND POWERS OF THE NEIGHBORHOOD ASSOCIATION

The Neighborhood Association is formed to provide for, among other things, the improvement, maintenance, preservation and architectural control of the Neighborhood Area and to promote the recreation, health, safety and welfare of the Owners. The Neighborhood Association shall have all the powers of a nonprofit corporation organized under the laws of the State of Florida, subject only to such limitations upon the exercise of such powers as are expressly set forth in these Articles, the Bylaws, or the Neighborhood Declaration. The Neighborhood Association shall have the power and duty to do any and all lawful things which may be authorized, assigned, required or permitted to be done by the Neighborhood Declaration, these Articles and the Bylaws, and to do and perform any and all acts which may be necessary or proper for, or incidental to, the exercise of any of the duties or powers of the Neighborhood Association for the benefit of the Owners and for the maintenance, administration and improvement of the Neighborhood Area, Areas of Common Responsibility and Common Areas. The Neighborhood Association shall not pay dividends and no part of any income of the Neighborhood Association shall be distributed to its members, directors or officers. The duties and powers of the Neighborhood Association shall be exercised by the Board of Directors unless provided otherwise in the Neighborhood Declaration, these Articles or the Bylaws, and shall include, without limitation, the following powers, subject to applicable approval requirements set forth in the Neighborhood Declaration, these Articles or the Bylaws:

(a) To fix, levy, collect and enforce payment of, by any lawful means, all charges, fines or Assessments pursuant to the terms of the Neighborhood Declaration, these Articles or the Bylaws; to pay all expenses in connection therewith and all office and other expenses incident to the conducting of the business of the Neighborhood Association, including without limitation all licenses, taxes or governmental charges levied or imposed against the property of

((H23000260648 3)))

((H23000260648 3)))

the Neighborhood Association; and to provide adequate funding for the performance of any and all acts which may be necessary or proper for, or incidental to, the exercise of any of the duties or powers of the Neighborhood Association for the benefit of the Owners and for the maintenance, administration and improvement of the Neighborhood Area, Common Area, and Area of Common Responsibility;

(b) To acquire (by gift, purchase or otherwise), manage, control, own, hold, improve, build upon, operate, maintain, convey, sell, lease, transfer, dedicate for public use or otherwise dispose of real or personal property subjected to the Neighborhood Declaration or any other property for which the Neighborhood Association by rule, regulation, the Neighborhood Declaration or contract has a right or duty to provide or perform such services;

(c) To borrow money, and as provided in the Neighborhood Declaration or Bylaws, mortgage, pledge, deed in trust or hypothecate any or all of its real or personal property as security for money borrowed or debts incurred;

(d) To dedicate, sell, transfer or grant easements over all or any part of the Common Area to any public agency, authority or utility or other third party or to receive easements over real property adjacent to or nearby the Common Area to benefit the Association and/or its operation and use of the Common Area or the Neighborhood Area;

(e) To enforce covenants, conditions, or restrictions affecting any property to the extent the Neighborhood Association may be authorized to do so under the Neighborhood Declaration or the Bylaws;

(f) To engage in activities which will actively foster, promote, and advance the common interests of all Owners of the Neighborhood Area;

(g) To enter into, make, perform, or enforce contracts of every kind and description, and to perform all other acts necessary, appropriate, or advisable in carrying out any purpose of the Neighborhood Association, whether individually or with or in association with any other association, corporation, or other entity or agency, public or private;

(h) To adopt, alter, and amend or repeal such Bylaws as may be necessary or desirable for the proper management of the affairs of the Neighborhood Association; provided, however, such Bylaws may not be inconsistent with or contrary to any provisions of these Articles or the Neighborhood Declaration;

(i) To maintain, repair, replace and operate portions of the Neighborhood Area and Areas of Common Responsibility consistent with the obligations imposed upon or assumed by the Neighborhood Association for maintenance, repair, replacement and operation pursuant to the Neighborhood Declaration, these Articles, the Bylaws, or separate agreement, including without limitation the Neighborhood Drainage System, as defined in the Neighborhood Declaration, in a manner consistent with all permits issued by the St. Johns River Water Management District and applicable rules of the St. Johns River Water Management District;

((H23000260648 3)))

PH 8:23  
7/26/23

((H23000260648 3)))

(j) To accept jurisdiction over, and the powers and duties imposed with respect to, any additional property which may become part of the Neighborhood Area or which may otherwise be subjected to the jurisdiction of the Neighborhood Association as provided in the Neighborhood Declaration. The Neighborhood Association shall accept as members all owners of property hereafter subjected to the jurisdiction of the Neighborhood Association as provided in the Neighborhood Declaration;

(k) To issue an estoppel certificate (which may be issued by a duly-authorized manager of the Neighborhood Association on behalf of the Neighborhood Association) to Owners, Mortgagees, or designees of Owners or Mortgagees on behalf of the Neighborhood Association and to charge a fee to the requesting party for the preparation of the estoppel certificate in the manners allowed under Section 720.30851, Florida Statutes (as may be amended or renumbered from time to time) at the time of issuance of the estoppel certificate; and

(l) To sue and be sued and appear and defend in all actions and proceedings in its corporate name to the same extent as a natural person.

The foregoing enumeration of powers shall not limit or restrict in any manner the exercise of other and further rights and powers which may now or hereafter be allowed or permitted by law; and the powers specified in each of the paragraphs of this Article VI are independent powers, not to be restricted by reference to or inference from the terms of any other paragraph or provisions of this Article VI.

## ARTICLE VII

### MEMBERSHIP

7.1 Membership. Each Owner, including the Neighborhood Declarant, shall be a member of the Neighborhood Association. No Owner, whether one (1) or more Persons, shall have more than one (1) membership per Lot owned. Any person or entity who holds any interest merely as a security for the performance of any obligation shall not be a member of the Neighborhood Association. The Neighborhood Association membership of each Owner shall be appurtenant to the Lot giving rise to such membership, and shall not be transferred except upon the transfer of title to said Lot and then only to the transferee of title thereto. Any prohibited separate transfer of a membership in the Neighborhood Association shall be void. Any transfer of title of a Lot shall operate automatically to transfer the membership in the Neighborhood Association appurtenant thereto to the new Owner thereof. The membership of an Owner in the Neighborhood Association shall not be refused, waived or surrendered, but voting rights and rights of use and enjoyment of the Common Area may be regulated or suspended as provided in these Articles, the Neighborhood Declaration, the Bylaws and the rules and regulations of the Neighborhood Association.

((H23000260648 3)))

((H23000260648 3)))

7.2 Jurisdiction of Neighborhood Association. The Neighborhood Association and each member thereof must accept as members those owners subject to the jurisdiction of the Neighborhood Association as provided in the Neighborhood Declaration.

#### ARTICLE VIII

##### VOTING RIGHTS

8.1 Voting Rights. The voting rights of members in the Neighborhood Association shall be as set forth in the Neighborhood Declaration and the Bylaws.

8.2 Voting Representative. Each vote in the Neighborhood Association must be cast as a single vote by the designated voting representative for the Lot, and fractional votes shall not be allowed. If a Lot fails to designate a voting representative for Neighborhood Association matters, such Lot will not be entitled to vote on Neighborhood Association matters until such voting representative is duly appointed in accordance with Article II, Section 9, of the Bylaws.

#### ARTICLE IX

##### BOARD OF DIRECTORS

The business and affairs of the Neighborhood Association shall be managed by a Board of Directors. The initial Board of Directors shall be comprised of three (3) directors, but may be enlarged or decreased (i) by the Neighborhood Declarant during the Class "B" Control Period, in accordance with the Neighborhood Association's Bylaws or (ii) by the approval of a majority of the members after the Class "B" Control Period, provided that there shall always be an odd number of directorships created and that the number of directors is never less than three (3). The initial Board of Directors shall consist of three (3) directors appointed by the Neighborhood Declarant, but the number of members on the Board of Directors may be expanded as provided in the Bylaws. The names and addresses of persons who are to act in the capacity of director until appointment or election of their successors pursuant to these Articles and the Bylaws are:

<u>Name</u>	<u>Address</u>
Eva M. Rey	7380 Murrell Road, Suite 201 Viera, Florida 32940
Dana Vinci	7380 Murrell Road, Suite 201 Viera, Florida 32940
Shawn O'Keefe	7380 Murrell Road, Suite 201 Viera, Florida 32940

Within ninety (90) days after termination of the Class B Control Period, the members shall elect directors to replace members of the Board of Directors appointed by the

((H23000260648 3)))

((H23000260648 3)))

Neighborhood Declarant for staggered terms as provided in the Bylaws. Thereafter, the members shall elect all members of the Board of Directors and the method of election and term of office, removal and filling of vacancies of the Board of Directors shall be as set forth in the Bylaws.

The Board of Directors may delegate such operating authority to such companies, individuals or committees as it, in its discretion, may determine.

#### ARTICLE X

##### OFFICERS

The affairs of the Neighborhood Association shall be administered by the officers designated in the Bylaws. The officers shall be elected by the Board of Directors at the first meeting, and they 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:

<u>Office</u>	<u>Name</u>	<u>Address</u>
President	Eva M. Rey	7380 Murrell Road, Suite 201 Viera, FL 32940
Vice President/Secretary	Dana Vinci	7380 Murrell Road, Suite 201 Viera, FL 32940
Treasurer	Shawn O'Keefe	7380 Murrell Road, Suite 201 Viera, FL 32940

#### ARTICLE XI

##### INDEMNIFICATION

The Neighborhood Association shall indemnify every officer, director, committee member and employee of the Neighborhood Association against any and all costs and expenses, including reasonable attorneys' and paralegals' fees, reasonably incurred by or imposed upon such officer, director, committee member or employee in connection with any action, suit, or other proceeding (including settlement of any suit or proceeding, if approved by the then Board of Directors) to which he may be a party by reason of being or having been an officer, director, committee member or employee of the Neighborhood Association; however, such indemnity shall not apply to a person who has acted with willful misfeasance, malfeasance, misconduct or bad faith. Such officers, directors, committee members and employees shall not be liable for any mistake of judgment, negligent or otherwise, except for their own individual willful misfeasance,

((H23000260648 3)))

((H23000260648 3)))

malfeasance, misconduct, or bad faith. The officers and directors of the Neighborhood Association shall have no personal liability with respect to any contract or other commitment made by them, in good faith, on behalf of the Neighborhood Association (except to the extent they may also be members of the Neighborhood Association), and the Neighborhood Association shall indemnify and forever hold each such officer and director free and harmless against any and all liability to others on account of any such contract or commitment; however, such indemnity shall not apply to a person who has acted with willful misfeasance, malfeasance, misconduct or bad faith. Any right to indemnification provided for herein shall not be exclusive of any other rights to which any officer, director, committee member, or employee, or former officer, director, committee member or employee may be entitled. The Neighborhood Association shall, as a Common Expense, maintain adequate general liability and officers' and directors' liability insurance to fund this obligation, if such insurance is reasonably available.

## ARTICLE XII

### BYLAWS

The Bylaws of the Neighborhood Association shall be adopted by the Board of Directors and may be altered, amended or rescinded in the manner provided by the Bylaws.

## ARTICLE XIII

### AMENDMENTS

These Articles may be amended by a majority of the Board of Directors adopting a resolution setting forth the proposed amendment, if such proposed amendment is approved by the affirmative vote (in person or by proxy) or written consent, or any combination thereof, of at least a majority of the total votes of the Neighborhood Association. However, the percentage of votes necessary to amend a specific clause shall not be less than the prescribed percentage of affirmative votes required for action to be taken under that clause. No amendment shall be effective until filed with the office of the Secretary of State of Florida. A certified copy of each amendment shall be recorded in the Public Records of Brevard County, Florida. Notwithstanding anything to the contrary set forth herein, the Neighborhood Declarant may unilaterally amend these Articles at any time during the Class B Control Period, and the Board of Directors (either during or after the Class B Control Period) may unilaterally approve an amendment to these Articles to include any provisions which may be required by any federal, state or local governmental authority.

No amendment may remove, revoke, or modify any right or privilege of Neighborhood Declarant or the Class "B" member without the written consent of Neighborhood Declarant or the Class "B" member as appropriate, or the assignee of such right or privilege. No amendment may impair the validity or priority of the lien of any Mortgage held by a Mortgagee or impair the rights granted to Mortgagees herein without the prior written consent of such Mortgagees.

((H23000260648 3)))



(((H23000260648 3)))

ARTICLE XIV

INCORPORATOR

The name and address of the Incorporator of the Neighborhood Association is as follows:

Name

Address

Benjamin E. Wilson

7380 Murrell Road, Suite 201  
Viera, Florida 32940

ARTICLE XV

NONSTOCK CORPORATION

The Neighborhood Association is organized on a nonstock basis and shall not issue shares of stock evidencing membership in the Neighborhood Association; provided, however, that membership in the Neighborhood Association may be evidenced by a certificate of membership which shall contain a statement that the Neighborhood Association is a corporation not for profit. The Neighborhood Association shall not pay dividends and no part of any income of the Neighborhood Association shall be distributed to its members, directors or officers.

ARTICLE XVI

DISSOLUTION

In the event the Neighborhood Association is intentionally dissolved for the purpose of winding up its affairs, then after the claims of creditors of the Neighborhood Association have been satisfied from the assets of the Neighborhood Association or otherwise, the remaining assets of the Neighborhood Association shall be dedicated to a public body or conveyed to a not-for-profit corporation, as defined in Chapter 617, Florida Statutes, as amended, with similar purposes, as the Board of Directors of the Neighborhood Association shall determine in their sole discretion.

Notwithstanding anything contained in the preceding grammatical paragraph to the contrary, in the event of termination, dissolution or final liquidation of the Neighborhood Association, the responsibility for the operation and maintenance of the Neighborhood Drainage System, as defined in the Neighborhood Declaration, must be transferred to and accepted by an entity which meets the requirements of Section 62-330, Florida Administrative Code, and which is approved by the St. Johns River Water Management District prior to such termination, dissolution or liquidation.

(((H23000260648 3)))

((H23000260648 3)))

ARTICLE XVII

ADDITIONAL PROPERTY

Additional property may be added from time to time to the Neighborhood Area in accordance with the Neighborhood Declaration. When made, the additions shall extend the jurisdiction, functions, duties and membership of the Neighborhood Association to such additional property as may be contemplated by the Neighborhood Declaration.

The Neighborhood Association and each member must accept, as members of the Neighborhood Association, the Owners of all Lots in the property added to the Neighborhood Area where the instrument hereafter annexing additional property to the Neighborhood Area and to the jurisdiction of the Neighborhood Association provides that the Owners of Lots in the property annexed to the Neighborhood Area are intended to be members of the Neighborhood Association and that the Neighborhood Association is intended to have jurisdiction over them.

(SIGNATURES ARE ON THE FOLLOWING PAGES.)

2023 JUL 26 PM 8:23  
FALLA VASSILIOTIS

((H23000260648 3)))

(((H23000260648 3)))

IN WITNESS WHEREOF, the undersigned Incorporator has caused these presents to be executed as of the 10<sup>th</sup> day of July, 2023.

WITNESSES

Shawn O'Keefe  
Shawn O'Keefe  
(Print Name)

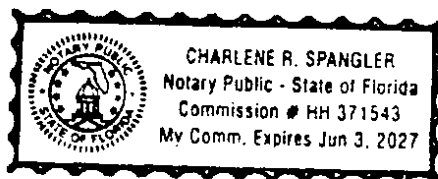
Benjamin E. Wilson  
Benjamin E. Wilson

EVA M. REY  
EVA M. REY  
(Print Name)

Address: 7380 Murrell Rd., Ste. 201  
Viera, Florida 32940

STATE OF FLORIDA       )  
COUNTY OF BREVARD    )

The foregoing instrument was acknowledged before me by means of X physical presence or    on-line notarization on the 10<sup>th</sup> day of July, 2023, by Benjamin E. Wilson. Said person is personally known to me.



Charlene R. Spangler  
Signature of Person Taking Acknowledgement  
Print Name: Charlene R. Spangler  
Title: Notary Public, State of Florida  
Serial No. (if any) HH371543  
Commission Expires: 6/3/2027

(((H23000260648 3)))

((H23000260648 3)))

CERTIFICATE DESIGNATING REGISTERED AGENT FOR  
SERVICE OF PROCESS

Pursuant to Chapters 48 and 617, Florida Statutes, the following is submitted in compliance with said Acts.

CROSSMOLINA NEIGHBORHOOD ASSOCIATION, INC., desiring to organize as a corporation under the laws of the State of Florida, with its registered office at 7580 Murrell Road, Suite 201, Viera, Florida 32940, has named Benjamin E. Wilson, located at the above registered office, as its Registered Agent to accept service of process within this State.

ACCEPTANCE OF REGISTERED AGENT

HAVING BEEN NAMED AS REGISTERED AGENT AND TO ACCEPT SERVICE OF PROCESS FOR THE ABOVE STATED CORPORATION AT THE PLACE DESIGNATED IN THIS CERTIFICATE, I HEREBY ACCEPT THE APPOINTMENT AS REGISTERED AGENT AND AGREE TO ACT IN THIS CAPACITY. I FURTHER AGREE TO COMPLY WITH THE PROVISIONS OF ALL STATUTES RELATING TO THE PROPER AND COMPLETE PERFORMANCE OF MY DUTIES, AND I AM FAMILIAR WITH AND ACCEPT THE OBLIGATIONS OF MY POSITION AS REGISTERED AGENT.

Benjamin E. Wilson

Benjamin E. Wilson, Registered Agent

Date: July 10, 2023

((H23000260648 3)))