

N24000010409

(Requestor's Name)

(Address)

(Address)

(City/State/Zip/Phone #)

☐

PICK-UP

☐

WAIT

☐

MAIL

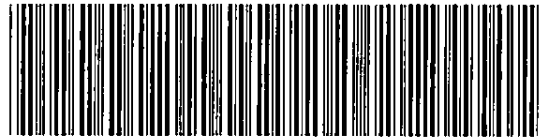
(Business Entity Name)

(Document Number)

Certified Copies _____ Certificates of Status _____

Special Instructions to Filing Officer:

Office Use Only



700435408337

08/27/24--01029--002 **87.50

2024 AUG 27 PM 4:21
RECEIVED
CLERK OF COURT

COVER LETTER

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

SUBJECT: Tides 30-A Owners 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: J. Luke Chaney
Name (Printed or typed)

2063 County Highway 395
Address

Santa Rosa Beach, Florida 32459
City, State & Zip

(850) 231-3315
Daytime Telephone number

luke@dunlapshipman.com

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

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

**ARTICLES OF INCORPORATION
OF
TIDES 30-A OWNERS ASSOCIATION, INC.
a Florida Corporation Not for Profit**

In order to form a corporation under the laws of the State of Florida for the formation of corporations not-for-profit, the undersigned hereby organizes a corporation for the purposes and with the powers herein specified and to that end sets forth these Article of Incorporation.

I. NAME

The name of the corporation shall be TIDES 30-A OWNERS ASSOCIATION, INC. ("Association").

II. REGISTERED AGENT AND REGISTERED OFFICE

The name and address of the Registered Agent for this Association is:

Mark Christopher
16 Caspian Court
Santa Rosa Beach, FL 32459

III. PRINCIPAL OFFICE

The initial mailing address and initial principal office of the Association shall be located at 79 Scenic Gulf Drive, Miramar Beach, FL 32550, but the Association may maintain offices and transact business in such places, within or without the State of Florida, as may from time to time be designated by the Board of Directors.

IV. PURPOSE

The purposes and objectives of the Association shall be to administer the operation and management of that certain real property situated in Walton County, Florida ("Property"), described on Exhibit "A" of the Declaration of Covenants, Conditions, and Restrictions for Seclusion Cove Estates Owners Association, Inc., to be recorded in the public records of Walton County, Florida ("Declaration"), as such Declaration is amended from time to time, and to perform the acts and duties incident to the operation and management of the Community therein described in accordance with the provisions of these Articles of Incorporation, the Bylaws of the Association ("Bylaws") (which will be adopted pursuant hereto), and the Declaration; and to own, operate, encumber, lease, manage, sell, convey, exchange and otherwise deal with the lands and the improvements thereon, and such other property, real and personal, as may be or become part of the Property to the extent necessary or convenient in the administration of the Property as provided for in the Declaration. The Association shall be conducted as a non-profit organization for the benefit of its members.

V. POWERS

The Association shall have the following powers:

- 1) All of the powers and privileges granted to corporations not-for-profit under the law pursuant to which this corporation is chartered;
- 2) All of the powers reasonably necessary to implement and effectuate the purposes of the Association, including, without limitation, the power, authority and right to:
 - a) Make, establish and amend reasonable rules and regulations the use, maintenance and appearance of Lots within the subdivision; the use of the Common Area and Common Area facilities, if any, and the personal conduct of the Members and their guests within the Property;
 - b) Levy and collect Assessments against Members of the Association to defray the Common Expenses, as will be provided in the Declaration and the Bylaws, including the right to levy and collect assessments for the purpose of acquiring, owning, holding, operating, leasing, encumbering, selling, conveying, exchanging, managing and otherwise dealing with the Property, including Lots, which may be necessary or convenient in the operation and management of the Property in accomplishing the purposes set forth in the Declaration;
 - c) Enter into agreements with other persons, including, without limitation, easements, licenses, leases and other agreements;
 - d) Maintain, repair, replace, operate, lease and manage the Common Areas, if any, including the right to reconstruct improvements after casualty and to further improve and add to the Property;
 - e) Contract for the management of the Property and, in connection therewith, delegate any and all of the powers and duties of the Association to the extent and in the manner permitted by the Declaration, the Bylaws and applicable laws;
 - f) Employ personnel to perform the services required for the proper operation of the Property;
 - g) Administer and enforce the provisions of these Articles of Incorporation, the Declaration, the Bylaws, Rules and Regulations and the Building Restrictions and Design Requirements governing use of the Property, now existing or which may hereafter be established, including the right to levy fines, as provided in the Declaration, Bylaws and applicable laws;
 - h) Buy, own, operate, lease, sell, trade and mortgage both real and personal property, including Lots within the Property;
 - i) Purchase insurance upon the Property and insurance for the protection of the Association, its officers, directors and Owners;
 - j) Exercise, undertake and accomplish all of the rights, duties and obligations which may be granted to or imposed upon the Association in the Declaration or applicable laws;
 - k) Grant permits, licenses and easements over the Common Area, if any, for access, enjoyment, utilities and other purposes reasonably necessary or useful for the proper maintenance or operation of the Property;
 - l) Contract to sue or be sued with respect to its exercise or non-exercise of its powers;

m) Borrow money, execute promissory notes and other evidences of indebtedness and grant security interests in the Common Area, if any, and in the assets of the Association as collateral therefore;

n) To the extent that the Declaration, Articles or Bylaws require the joinder of Members (Owners), execute, acknowledge and deliver such documents on behalf of the Members (Owners), and Members (Owners) by acceptance of their deeds, irrevocably nominate, constitute and appoint the Association, through its duly authorized officers, as their proper and legal attorney-in-fact for such purpose. This appointment is coupled with an interest and is therefore irrevocable;

o) Pay all taxes and assessments which are liens against the Property, other than Lots and appurtenances thereto, and assess the same against the Members and their Lots;

p) Prepare or cause to be prepared all financial reports required by the Governing Documents or applicable laws;

q) Enter into agreements, acquire leaseholds, memberships and other possessory or use interests in lands or facilities including recreational facilities in clubs, regardless of whether such facilities are contiguous with the Property; provided that such facilities are for the benefit of Members;

r) Manage, operate, insure, construct, improve, repair, replace, alter and maintain the Common Area, if any (as defined in the Declaration);

s) Administer and enforce the covenants, conditions, restrictions, reservations and easements created by the Declaration;

t) Obtain and maintain, at the Association's cost and expense, a fidelity bond for all persons who control or disburse funds of the Association. Such bond shall be in the amount of the maximum amount of funds that are in the custody of the Association or its management agent;

u) Make capital improvements, repairs and replacements to Common Area, if any;

v) Hire and terminate managing agents and other employees, agents and independent contractors; and

w) Regulate and manage the Property.

The powers of the Association shall be subject to and shall be exercised in accordance with the provisions hereof and the Declaration, the Bylaws and applicable laws, as amended from time to time.

VI. MEMBERS

1) The qualifications of members, manner of their admission to and termination of membership, and voting by members shall be as follows:

a) The owners of all Lots within the Property shall be members of the Association.

b) Membership shall be established by the acquisition of fee simple title to a Lot within the Property, or by acquisition of a fee ownership interest therein, by voluntary conveyance or operation of law, and the membership of any person or entity shall be automatically terminated when such person or entity is divested of all title or his or her entire fee ownership in such Lot;

provided, that nothing herein contained shall be construed as terminating the membership of any person or entity owning fee title to or a fee ownership interest in two or more Lots at any time while such person or entity shall retain fee title to or a fee ownership interest in any Lot.

2) The interest of a member in the funds and assets of the Association cannot be assigned, hypothecated or transferred in any manner, except as an appurtenance to the Lot(s) owned by such member. The funds and assets of the Association shall be expended, held and used only for the benefit of the membership and for the purposes authorized herein, in the Declaration, and in the Bylaws.

3) On all matters upon which the membership is entitled to vote, as hereinafter provided, the memberships appurtenant to the Lots shall be entitled to one (1) vote per Lot.

4) Should any member own more than one (1) Lot, such member shall be entitled to exercise or cast one (1) vote for each such Lot, in the manner provided for in the Bylaws.

5) Until such time as the Declaration is recorded in the public records of Walton County, Florida, the membership of the Association shall be comprised of the subscriber to these Articles, who shall be entitled to cast one (1) vote on all matters upon which the membership would be entitled to vote.

VII. EXISTENCE

The Association shall have a perpetual existence.

VIII. FIRST BOARD OF DIRECTORS & INCORPORATOR

Sully Capital Partners, LLC, a Florida limited liability company (the "Declarant") shall have the right to designate the members of the Board of Directors until the Class B membership terminates, as provided in the Declaration. The name and addresses of the members of the first Board of Directors who, subject to the provisions of the laws of the State of Florida, these Articles of Incorporation and the Bylaws, shall hold office for the first year of the Association's corporate existence, and thereafter until their successors are selected and have qualified, are as follows:

Mark Christopher - Director and Incorporator
16 Caspian Court
Santa Rosa Beach, FL 32459

Elen Christopher - Director
16 Caspian Court
Santa Rosa Beach, FL 32459

Timothy Spears - Director
79 Scenic Gulf Drive
Miramar Beach, FL 32550

Kellie Spears - Director
37 Driftwood Ct.
Santa Rosa Beach, FL 32459

27 PM 4:21

IX. FIRST OFFICERS

The officers of the Corporation, who shall hold office until their successors are elected pursuant to these Articles of Incorporation and the Bylaws, and have qualified, shall be the following:

President – Mark Christopher

Vice President – Timothy Spears

Secretary– Elen Christopher

Treasurer – Kellie Spears

X. BYLAWS

The original Bylaws of the Association shall be adopted by a majority vote of the subscribers to these Articles of Incorporation and, thereafter, the Bylaws may be amended, altered or rescinded by affirmative vote of not less than a majority of those Association Members present in person or by proxy at a membership meeting in which a quorum is established.

XI. INDEMNIFICATION

Every Director and every officer of the Association shall be indemnified by the Association against all expenses and liabilities, including attorney's fees, reasonably incurred by or imposed upon him in connection with any proceeding to which he or she may be a party, or in which he or she may become involved, by reason of being or having been a director or officer of the Association, whether or not he or she is a director or officer at the time such expenses are incurred, except in such cases wherein the director or officer is adjudged guilty of willful misfeasance or malfeasance in the performance his or her duties; provided, that in the event of any claim for reimbursement or indemnification hereunder based upon a settlement by the director or officer seeking such reimbursement or indemnification, the indemnification herein shall only apply if the Board of Directors approves such settlement and reimbursement as being in the best interests of the Association. The foregoing right of indemnification shall be in addition to and not exclusive of all other rights to which such director or officer may be entitled.

XII. AMENDMENTS TO ARTICLES OF INCORPORATION

- 1) By Members. These Articles may be amended in the following manner:
 - (a) 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.
 - (b) A resolution adopting a proposed amendment may be proposed for member vote by either the Board of Directors of the Association or by a petition signed by at least 50% of the voting interests of the Association. At the ensuing meeting of the Members to consider such

(c) No Article shall be revised or amended by reference to its title or number only. Proposals to amend existing Articles shall contain the full text of the Articles to be amended; new words shall be inserted in the text underlined, and the words to be deleted shall be lined through with hyphens. However, if the proposed change is so extensive that this procedure would hinder, rather than assist, understanding the proposed amendment, it is not necessary to use underlining and hyphens as indicators of words added or deleted, but, instead, a notation must be inserted immediately preceding the proposed amendment in substantially the following language:

Non-material errors or omissions in the Article amendment process shall not invalidate an otherwise properly promulgated amendment.

[Signature Page to Follow]

2024/10/27 PM 4:21

IN WITNESS WHEREOF, the Declarant, Sully Capital Partners, LLC has executed these Articles of Incorporation on this the 13th day of August, 2024.

ATTEST:

SULLY CAPITAL PARTNERS, LLC

By: [Signature]
Print Name: Joba Grimsley
Address: 9190 Brookhaven Way
Alpharetta, GA 30002

By: [Signature]
Print Name: Mark Christopher
Its: Manager

By: Candice Thompson
Print Name: Candice Thompson
Address: 220 Limestone Circle
Conyers, GA 30013

STATE OF GEORGIA
COUNTY OF FULTON

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 13th day of August, 2024, by Mark Christopher, as manager of Sully Capital Partners, LLC. He is ☐ personally known to me or ☒ has produced GA Drivers License as identification.

[Signature]
Notary Public

Print Name: Michelle Coleman

My Commission Expires: 4-26-2026

Michelle Coleman
NOTARY PUBLIC
Gwinnett County, GEORGIA
My Commission Expires 04/26/2026

Name and Title: _____ Name and Title: _____

Address _____ Address: _____

Name and Title: _____ Name and Title: _____

Address _____ Address: _____

ARTICLE VI REGISTERED AGENT

The **name and Florida street address** (P.O. Box NOT acceptable) of the registered agent is:

Name: _____

Address: _____

ARTICLE VII INCORPORATOR

The **name and address** of the Incorporator is:

Name: _____

Address: _____

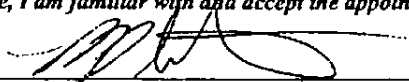
ARTICLE VIII EFFECTIVE DATE:

Effective date, if other than the date of filing: _____ (OPTIONAL)

(If an effective date is listed, the date must be specific and cannot be more than five days prior or 90 days after the filing.)

Note: If the date inserted in this block does not meet the applicable statutory filing requirements, this date will not be listed as the document's effective date on the Department of State's records.

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

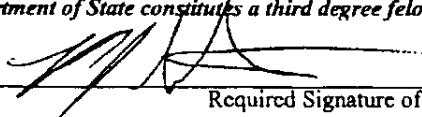


Required Signature of Registered Agent

08/19/2024

Date

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.



Required Signature of Incorporator

08/19/2024

Date

2024 AUG 27 PM 4:21
STATE OF FLORIDA
DEPARTMENT OF STATE