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Division of Corporations

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RECEIVED

FLORIDA PROFIT/NON PROFIT CORPORATION
JARS COVE HOMEOWNERS' ASSOCIATION, INC.

| | |
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**ARTICLES OF INCORPORATION OF JARS COVE HOMEOWNERS'
ASSOCIATION, INC., a Florida non-profit corporation**

The undersigned incorporator by these articles associates himself for the purpose of forming a corporation not for profit under the laws of the State of Florida, and adopts the following articles of incorporation:

ARTICLE I

NAME

The name of this corporation is Jars Cove Homeowners' 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

The Association shall have perpetual existence.

ARTICLE III

CORPORATE PURPOSE

This association is organized for the purpose of providing a non-profit entity under the Florida Statute 720.301-720.317 (2023) ("the Statute") for the operation of the association governing the Jars Cove subdivision located in Walton County, Florida.

ARTICLE IV

PRINCIPAL OFFICE / MAILING ADDRESS

The registered office, street address and mailing address of the initial principal office of the corporation is:

42 Business Centre Dr, Suite 101
Miramar Beach, FL 32550

ARTICLE V

REGISTERED AGENT

The name and street address of the initial registered office and agent of this corporation is:

Scott M. Campbell
4100 Legendary Drive, Suite 200
Destin, FL 32541

ARTICLE VI

FIRST BOARD OF DIRECTORS AND OFFICERS

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

Ryan Phillips (Director/President)
Madison Holsinger (Director/Vice President)
Sean Davis (Director/Secretary/Treasurer)

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

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**ARTICLE VII
MEMBERS**

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

**ARTICLE VIII
INCORPORATORS**

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

Patrick Davis
42 Business Centre Drive, Suite 101
Miramar beach, FL 32550

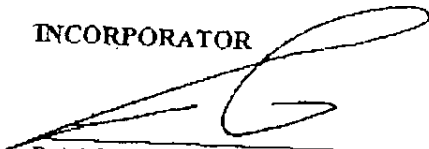
**ARTICLE IX
BYLAWS**

The association shall be governed by Bylaws.

**ARTICLE X
STORMWATER MANAGEMENT SYSTEM**

1. The Association shall operate, maintain and manage the stormwater management system in a manner consistent with the requirements of Northwest Florida Water Management District and applicable Agency rules, and shall assist in the enforcement of the restrictions and covenants contained herein.
2. The Association shall levy and collect adequate assessments against members of the Association for the costs of maintenance and operation of the stormwater management system.
3. The assessments shall be used for the maintenance and repair of the stormwater management systems and mitigation or preservation areas, including but not limited to work within retention areas, drainage structures and drainage easements.
4. In the event of termination, dissolution or final liquidation of the Association, the responsibility for the operation and maintenance of the stormwater management system must be transferred to and accepted by an entity which complies with the Florida Administrative Code and be approved by the Agency prior to such termination, dissolution or liquidation.
5. Existence of the Association shall commence with the filing of these Articles of Incorporation with the Secretary of State, Tallahassee, Florida. The Association shall exist in perpetuity.

INCORPORATOR


Patrick Davis

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REGISTERED AGENT ACCEPTANCE

I do hereby accept the foregoing designation as registered agent of JARS COVE
HOMEOWNERS' ASSOCIATION, INC. Further, I am familiar with and accept the
duties and obligation of such designation.



Scott M. Campbell

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