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FLORIDA PROFIT/NON PROFIT CORPORATION
Meadow Creek Owners' Association, Inc.

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**ARTICLES OF INCORPORATION
OF
MEADOW CREEK OWNERS' ASSOCIATION, INC.
A Florida corporation not for profit**

The undersigned incorporator, J. Garrett McNeil, a natural person competent to contract, hereby presents these Articles of Incorporation as the Articles of Incorporation of Meadow Creek Owners' Association, Inc. (the "Articles") for formation of a corporation not for profit under the provisions of Chapter 617, *Florida Statutes*.

ARTICLE I – NAME AND PRINCIPAL OFFICE

The name of the not for profit corporation is Meadow Creek Owners' Association, Inc. (the "Association"), and the initial principal office and mailing address of the Association is 90 Seascape Drive, Suite 102, Miramar Beach, Florida 32550.

ARTICLE II – CORPORATE PURPOSE

The Association does not contemplate pecuniary gain or profit to the members thereof, and specific purposes for which it is formed are to own, operate and maintain various common areas and community improvements and to exercise all rights and power of the Association as may be set forth in a Declaration of Master Covenants, Conditions and Restrictions for Meadow Creek to be recorded in Okaloosa County, Florida, as amended from time to time (the "Declaration"), these Articles and the Bylaws; to execute, perform, administer and enforcing all of the terms and conditions of the Declaration; and to perform those functions reserved by the Association in the Declaration.

ARTICLE IV – MEMBERSHIP

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

ARTICLE V – TERM OF EXISTENCE

The term of existence of the Association shall be perpetual until terminated pursuant to these Articles, the Bylaws of the Association, and applicable law.

ARTICLE VI – INCORPORATOR

The name of the incorporator is J. Garrett McNeil, whose address is 90 Seascape Drive, Suite 102, Miramar Beach, Florida 32550.

ARTICLE VII – OFFICERS

The Association shall have such officers as the Board of Directors of the Association shall in its discretion determine necessary or appropriate for accomplishing the objectives of the Association. The officers shall be elected by the Board of Directors at the annual meeting of the Board of Directors or as otherwise provided in the Association's Bylaws.

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ARTICLE VIII – BOARD OF DIRECTORS

The affairs of the Association shall be managed by a Board of Directors. The directors shall be elected, removed and/or reelected as provided in the Bylaws of the Association. The Association shall initially have three (3) directors. The number of directors may be either increased or diminished from time to time as provided in the Bylaws of the Association, but there shall never be less than three (3) directors. The names and addresses of the initial directors of the Association are as follows:

J. Garrett McNeil:	90 Seascap Drive, Suite 102, Miramar Beach, Florida 32550
William Yates III:	90 Seascap Drive, Suite 102, Miramar Beach, Florida 32550.
Dodds Dehmer:	90 Seascap Drive, Suite 102, Miramar Beach, Florida 32550.

ARTICLE IX – AMENDMENT

The Association reserves the right to amend or repeal any provisions contained in these Articles or any amendment to them and all rights and privileges conferred upon the Board of Directors and officers of the Association are subject to this reservation.

ARTICLE X – BYLAWS

The Bylaws of the Association are to be made, altered, amended, or repealed by the affirmative vote of two-thirds of all directors then in office at a regular or special meeting of the Board of Directors called for that purpose.

ARTICLE XI – DISTRIBUTION ON DISSOLUTION

No director or officer of the Association, nor any private individual, shall be entitled to share in the distribution of any of the corporate assets on dissolution of the Association.

ARTICLE XII – REGISTERED OFFICE AND AGENT

The address of the initial registered office of the Association is 90 Seascap Drive, Suite 102, Miramar Beach, Florida 32550, and the name of the registered agent at that address is J. Garrett McNeil.

ARTICLE XIII – EFFECTIVE DATE

The effective date of these Articles shall be the date these Articles are filed with the Florida Department of State.

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J. ALFONSO L. LOPEZ

The undersigned incorporator has executed these Articles on the date set forth below.

INCORPORATOR:

DocuSigned By:
J. Garrett McNeil
J. GARRETT MCNEIL
Date: 1/17/2025

REGISTERED AGENT ACCEPTANCE

I do hereby accept the foregoing designation as registered agent of Meadow Creek Owners' Association, Inc. Further, I am familiar with and accept the duties and obligations of such designation.

Disclosed by
J. Garrett McNeil
DATE OF DISCLOSURE
J. GARRETT MCNEIL
Date: 1/17/2025